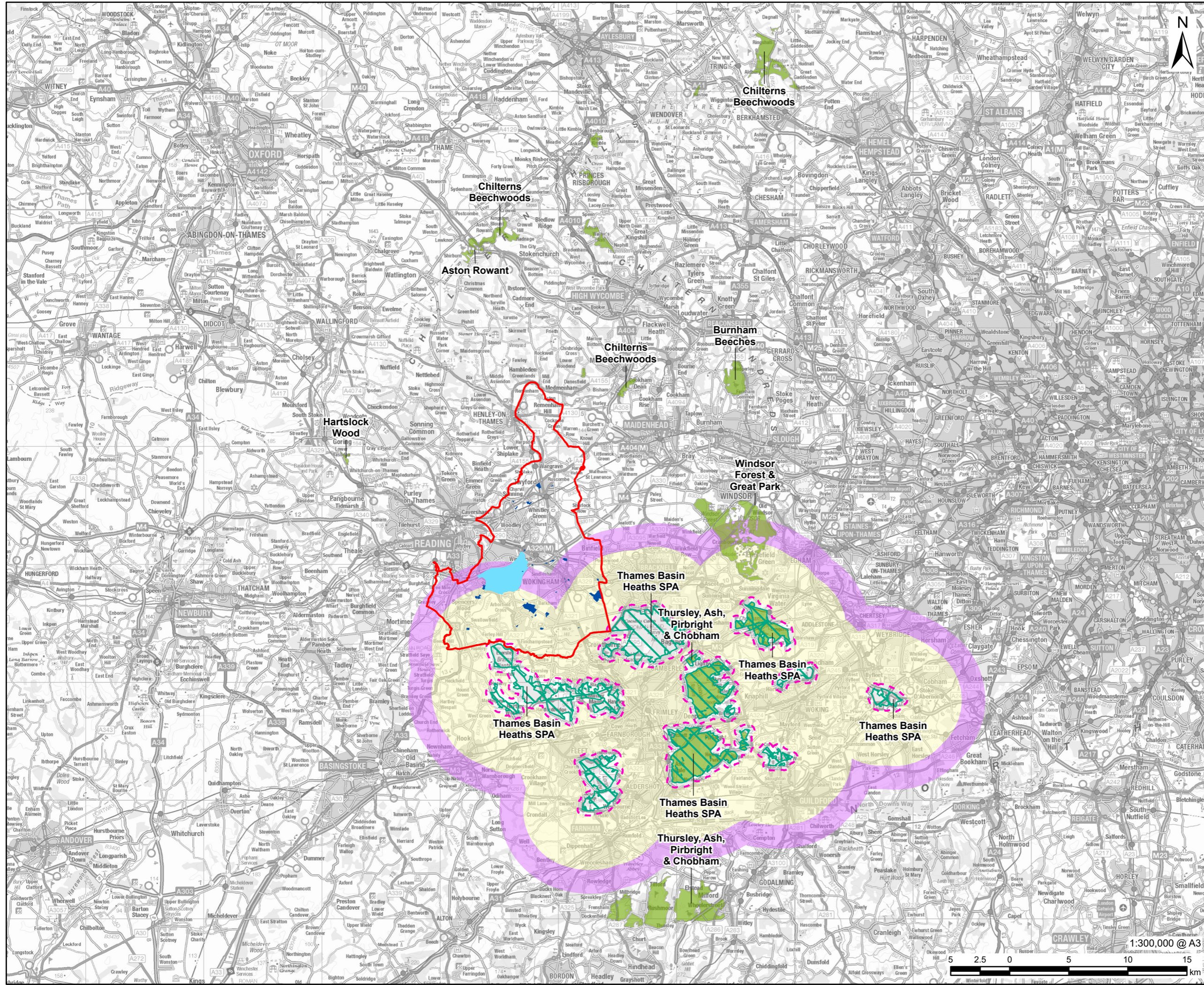


# Appendix A Figures

**Figure 4: Residential sites allocated in the WBLPU and Habitats Sites within the Zol of Wokingham Borough.**





**PROJECT**  
Habitats Regulations  
Assessment of the Wokingham  
Borough Local Plan Update

**CLIENT**  
Wokingham Borough

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- LEGEND**
- Wokingham Borough
  - Special Protection Area (SPA)
  - Special Area of Conservation (SAC)
  - Proposed Residential Site Allocation
  - Loddon Valley Strategic Development Location
  - 400m Development Exclusion Zone
  - 400m-5km Primary Catchment Zone
  - 5-7km Secondary Catchment Zone for Larger Developments (50+ dwellings)

**NOTES**  
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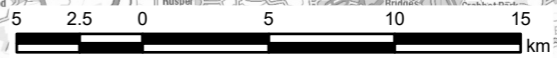
**ISSUE PURPOSE**  
FOR INFORMATION

**PROJECT NUMBER**  
60610735

**FIGURE TITLE**  
Habitats Sites within the Zone of Influence of Wokingham Borough

**FIGURE NUMBER**  
Figure 1

1:300,000 @ A3



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# Appendix B LSEs Screening of Policies

**Table 5-4: Likely Significant Effects (LSEs) Screening Assessment of policies included in the WBLPU. Where the LSEs Screening Outcome column is shaded green, LSEs on Habitats Sites can be excluded. Where this column is shaded orange, LSEs cannot be excluded and the policy is screened in for AA.**

Policy Number / Name	Policy Text	LSEs Screening Outcome
Chapter 5: Delivering the Spatial Strategy		
Policy SS1: Sustainable development principles	<p>1. As appropriate to their nature, development proposals will be expected to:</p> <ul style="list-style-type: none"> <li>a) Contribute to meeting identified development needs;</li> <li>b) Be located so as to offer the choice of active means of travel and/or public transport, reducing the need to travel by private car for day-to-day activities;</li> <li>c) Make efficient use of land/buildings, especially suitable previously developed land;</li> <li>d) Maintain, enhance or create a high quality and safe environment which contributes positively to the character and identity of the area;</li> <li>e) Promote healthy lifestyles, well-being and social inclusion;</li> <li>f) Maintain the separate identity of settlements and places, avoiding physical or perceived coalescence;</li> <li>g) Reduce energy demand in line with the principles of the energy hierarchy, considering the orientation, layout and design of development to maximise passive heating and cooling systems opportunities and implement a fabric first approach to construction;</li> <li>h) Respond to climate hazards, incorporating appropriate adaptation and resilience measures;</li> <li>i) Avoid high risk flood areas, or where necessary provide appropriate mitigation measures;</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that provides sustainable development principles for new planning proposals in Wokingham. For example, it expects developments to offer active and public transport means to new residents. Furthermore, areas associated with high flood risk are to be avoided.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy SS1 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>j) Avoid the unplanned loss of best and most versatile agricultural land, except in exceptional circumstances;</li> <li>k) Avoid areas where pollution may impact upon the amenity of future occupiers;</li> <li>l) Conserve and enhance the significance of heritage assets, including their wider settings;</li> <li>m) Conserve and enhance the landscape character of the area, with particular attention paid toward significant landmarks and toward landscape attributes and features;</li> <li>n) Conserve and enhance the biodiversity of the area, and deliver measurable net gain; and</li> <li>o) Provide or contribute to the provision of social, physical, transport, and green and blue infrastructure to support communities.</li> </ul>	
<p>Policy SS2: Spatial Strategy and Settlement Hierarchy</p>	<ol style="list-style-type: none"> <li>1. Growth should create strong, cohesive and inclusive communities that provide for a high quality of life. A larger number of people should be able to access jobs, services and facilities locally to help to minimise unnecessary travel. Places and buildings should be designed to adapt to and mitigate the impact of climate change. Growth should not undermine the separate identity of places and settlements.</li> <li>2. The distribution of growth will be based on the following actions: <ul style="list-style-type: none"> <li>a) Making the most efficient use of previously developed land within defined settlements;</li> <li>b) The sustainable extension of defined major and modest settlements;</li> <li>c) The evolution and sustainable extension of existing planned developments at South Wokingham and Arborfield Green (the former Arborfield Garrison);</li> <li>d) The delivery of a new sustainable garden village on land between Shinfield, Sindlesham and Arborfield, known as Loddon Valley Garden Village; and</li> <li>e) The proportionate and sustainable extension of defined minor settlements.</li> </ul> </li> <li>3. Town and other centres will continue to play a vital role in the heart of communities and will be supported to evolve and adapt to the changing needs of residents, visitors and business. Higher densities will be</li> </ol>	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This is a development management policy that specifies the spatial strategy and settlement hierarchy for Wokingham. For example, it identifies that growth will be delivered by maximising efficient use of previously developed land, such as in major and modest settlements.</p> <p>While no specific growth quanta are identified, the policy specifies the settlements and geographic areas in which growth is likely to be delivered. The geographic location of development plays an important contributing role in influencing impact factors, such as determining which dwellings fall within established core recreational catchments of Habitats Sites or the likely commuter routes used by future residents.</p> <p>The policy has the potential to shape the following impact pathways:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>Overall, Policy SS2 is screened in for AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>sought in town and other centres, having regard to the sustainability of the location and the character and amenity of the surroundings. Core employment areas will be retained and their evolution and adaptation to the economic demands of businesses will be supported.</p> <p>4. The Green Belt will be protected from inappropriate development.</p> <p>5. The Detailed Emergency Planning Zone surrounding AWE Burghfield is not a location where additional development is planned. Any development proposals will be determined with regard to public safety, emergency response and national security and defence requirements.</p> <p>6. Decisions on the location and scale of development should be informed by the settlement hierarchy as set out below and defined on the policies map.</p> <p><u>Major settlements</u></p> <p>7. Major settlements are places which provide a higher range of services and facilities that serve the needs of those that live there and the wider area. In general, they are towns and large villages. These places will be the focus of housing growth, where opportunities exist, supported by existing levels of employment, retail and wider service provision.</p> <p>The following places are defined as major settlements: Arborfield Green, Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley.</p> <p><u>Modest settlements</u></p> <p>8. Modest settlements are places which provide a reasonable range of services and facilities that serve the needs of those that live there. In general, they are medium sized villages. To maintain and enhance their role, these places will accommodate an appropriate level of housing growth, where opportunities exist.</p> <p>The following places are defined as modest settlements: Arborfield Green, Finchampstead North, Pinewood (Crowthorne), Ruscombe, Shinfield (south of M4), Spencers Wood, Thames Valley Science and Innovation Park, Three Mile Cross and Wargrave.</p> <p>The Loddon Garden Village (Policy SS13) is expected to be a modest settlement.</p>	

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p><u>Minor settlements</u></p> <p>9. Minor settlements are places which have limited services and facilities. In general they are small villages. These places will receive an appropriate level of planned housing growth, where opportunity exists, to support the evolution of the community in a way which respects its rural character. Beyond planned development through site allocations made in this plan or any applicable neighbourhood development plan, development will be limited to exception sites which accord with Policy H4.</p> <p>The following places are defined as minor settlements: Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield.</p> <p><u>Countryside</u></p> <p>10. The countryside is defined as the area beyond the settlements defined in the settlement hierarchy. Except specific allocations identified in this plan, the countryside is not a location where additional development is planned, although limited types of development to support local needs and the rural economy will be supported in accordance with Policy H4 and Policy H5.</p>	
<p>Policy SS3: Development within or adjacent to major and modest settlements</p>	<p>1. Within major and modest settlements, development proposals in addition to those specifically identified as allocations or areas of change in this plan, will be supported in principle.</p> <p>2. Outside of the Green Belt, residential development proposals on unallocated sites adjacent to major and modest settlements will generally be refused unless all the following exceptional circumstances are met:</p> <p>a) Where a five year housing land supply of deliverable housing sites cannot be demonstrated and the plan is more than five years old, or the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years; and</p> <p>b) The development proposal:</p> <p>i. Is relative to the scale of the shortfall evidenced in the Housing Delivery Test;</p> <p>ii. Is demonstrably deliverable within 5 years and will contribute towards addressing the shortfall evidenced in the Housing Delivery Test;</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that stipulates development criteria in relation to proposals within or adjacent to major and modest settlements.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy SS3 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>iii. Is consistent with the role and function of the relevant settlement in the settlement hierarchy;</li> <li>iv. Would integrate successfully with the community it adjoins having regard to core shape, form and size of the settlement, the mix of uses proposed and the design, layout and accessibility of the scheme;</li> <li>v. Is sustainably located where future residents would have realistic opportunities to use active and sustainable modes of transport for day-to-day travel and would not be reliant on private motor-vehicles;</li> <li>vi. Would not unacceptably compromise the visual or perceived separation of settlements;</li> <li>vii. Would not compromise the delivery of any other site allocations.</li> </ul> <p>3. Proposals involving the partial or full redevelopment of previously developed land or providing exception housing in accordance with Policy H4 will be supported in principle where development would not unacceptably harm the character and appearance of the surrounding countryside and accord with any adopted local design policies.</p>	
<p>Policy SS4: Development within and adjacent to minor settlements</p>	<ul style="list-style-type: none"> <li>1. Within minor settlements, residential development proposals of up to 9 dwellings in addition to those specifically identified in this plan, will be supported in principle.</li> <li>2. As an exception, limited residential development proposals will only be supported where one of the following circumstances is met: <ul style="list-style-type: none"> <li>a) The proposal involves the partial or full redevelopment of previously developed land which would not unacceptably harm the character and appearance of the surrounding countryside or the rural setting of the village;</li> <li>b) The proposal represents limited infilling of an otherwise built-up frontage and where the site is compatible with the core shape, form and size of the settlement; or</li> <li>c) The proposal constitutes exceptions housing in accordance with Policies H4.</li> </ul> </li> <li>3. Residential development proposals outside the Green Belt and on unallocated sites immediately adjacent to minor settlements will be refused. This includes circumstances where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that stipulates development criteria in relation to proposals within or adjacent to minor settlements.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy SS4 is screened out from AA.</p>
<p>Policy SS5: Development in the countryside</p>	<ul style="list-style-type: none"> <li>1. The countryside, as defined on the policies map, will be recognised for its intrinsic character and beauty, and the wider benefits from natural capital and ecosystem services, in accordance with national policy.</li> <li>2. Development proposals in the countryside will in general only be supported for the types of development set out below: <ul style="list-style-type: none"> <li>a) The construction of new dwellings which accord with Policy H4: Exceptions sites, Policy H5: Rural workers' dwellings and Policy H10: Traveller sites;</li> </ul> </li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that stipulates development criteria in relation to proposals within the countryside.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>b) Development proposals for which land is allocated;</li> <li>c) Development which supports the rural economy and equestrian uses in accordance with Policy ER3: Supporting the rural economy and Policy DH7: Equestrian development;</li> <li>d) Low carbon and renewable energy generation schemes in accordance with Policy CE7: Low carbon and renewable energy generation;</li> <li>e) The re-use or conversion of existing buildings of permanent and substantial construction which would not require extensive reconstruction;</li> <li>f) The replacement, extension or alteration (including sub-division) of existing buildings of permanent and substantial construction, and which do not lead to disproportionate increases in scale, form or footprint beyond the original building;</li> <li>g) Redevelopment or infilling of previously developed land that does not unacceptably harm the character and appearance of the surrounding countryside or the rural setting of the village;</li> <li>h) Agricultural and forestry development that is demonstrated to be reasonable and proportionate to the need;</li> <li>i) Outdoor sports, recreation, leisure and nature conservation development that is demonstrated to be necessary, reasonable and proportionate for the use;</li> <li>j) The provision of essential community facilities which cannot be located within settlement boundaries and are demonstrated to be necessary, reasonable and proportionate to the use;</li> <li>k) The provision of essential utilities and infrastructure (including development for strategic transport infrastructure which can demonstrate a requirement for a countryside location), and cemeteries and burial grounds; or</li> <li>l) Minerals and waste development in accordance with relevant policies in the minerals and waste local plan.</li> </ul> <p>3. All development proposals within the countryside must take a landscape led approach to development in accordance with Policy NE5 and, where applicable:</p> <ul style="list-style-type: none"> <li>a) Contribute to and enhance the local, natural and historic environment; and</li> <li>b) Be of a scale, nature and location within the countryside that is appropriate with regard to its use; and</li> <li>c) Be sited and designed to minimise visual impact; and</li> <li>d) Not lead to the physical, visual or perceived coalescence of existing settlements either individually or cumulatively; and</li> <li>e) Not lead to isolated new dwellings; and</li> <li>f) Not lead to the need for additional buildings; and</li> <li>g) Maximise opportunities to make the location more sustainable; and</li> <li>h) Have no unacceptable adverse impacts on highway safety or have a severe residual cumulative impact on network capacity; and</li> <li>i) Maximise opportunities to improve public access to the countryside.</li> </ul>	<p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy SS5 is screened out from AA.</p>
<p>Policy SS6: Development in the Green Belt</p>	<ul style="list-style-type: none"> <li>1. The Green Belt, as defined on the policies map, will continue to be protected against inappropriate development in accordance with national planning policy.</li> <li>2. Development proposals will only be permitted for the limited types of appropriate development set out below, unless very special circumstances can be demonstrated.</li> <li>3. The construction of new buildings are considered inappropriate development in the Green Belt. Exceptions to this are: <ul style="list-style-type: none"> <li>a) Buildings for agriculture and forestry;</li> </ul> </li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that stipulates development criteria in relation to proposals within the Green Belt.</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>b) The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</li> <li>c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</li> <li>d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</li> <li>e) Limited infilling in villages;</li> <li>f) Limited affordable housing for local community needs; and</li> <li>g) Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:               <ul style="list-style-type: none"> <li>i. Not have a greater impact on the openness of the Green Belt than the existing development; or</li> <li>ii. Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the borough.</li> </ul> </li> </ul> <p>4. Other forms of development are also not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it. These are:</p> <ul style="list-style-type: none"> <li>a) Mineral extraction;</li> <li>b) Engineering operations;</li> <li>c) Local transport infrastructure which can demonstrate a requirement for a Green Belt location;</li> <li>d) The re-use or conversion of buildings provided that the buildings are of permanent and substantial construction;</li> <li>e) Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and</li> <li>f) Development brought forward under a Community Right to Build Order or Neighbourhood Development Order.</li> </ul> <p>5. All development proposals should be carefully managed to minimise visual impacts and preserve the openness of the Green Belt and, where relevant, also meet the following criteria:</p> <ul style="list-style-type: none"> <li>a) For agriculture and forestry dwellings:           <ul style="list-style-type: none"> <li>i. There is a demonstrable essential and permanent need for the new dwelling based on the functional requirements of the enterprise it is intended to serve that cannot be met elsewhere; and</li> <li>ii. The dwelling is commensurate in scale and size to the needs of the enterprise it is intended to serve.</li> </ul> </li> <li>b) For replacement buildings:           <ul style="list-style-type: none"> <li>i. The replacement building would be sited on or close to the position of the existing building, except where an alternative siting within the curtilage does not adversely affect the character of the area and demonstrably improves the openness of the Green Belt.</li> </ul> </li> <li>c) For extensions and alterations to existing buildings:           <ul style="list-style-type: none"> <li>i. The existing building is of permanent and substantial construction and would not require extensive reconstruction; and</li> </ul> </li> </ul>	<p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy SS6 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>ii. The scale, form and footprint of the proposed use would not have an adverse impact on the character of the area or openness of the Green Belt.</li> <li>d) For the re-use of buildings:               <ul style="list-style-type: none"> <li>i. The existing building is of permanent and substantial construction and its form is in keeping with its surroundings and would not require extensive reconstruction or a material change in size or scale;</li> <li>ii. The proposal would not result in the need to construct additional agricultural or other buildings, unless it can be demonstrated that the building to be re-used is no longer suitable for use; and</li> <li>iii. The proposed use is low employment or low traffic generating activity, suitable to its location and level of accessibility.</li> </ul> </li> <li>6. Development proposals outside the Green Belt, but conspicuous when viewed from it, should minimise any detrimental impacts to visual amenity and preserve the openness of the Green Belt.</li> </ul>	
<p>Policy SS7: Development in the vicinity of Atomic Weapons Establishments (AWE)</p>	<ul style="list-style-type: none"> <li>1. Development proposals within consultation zones surrounding AWE Burghfield and AWE Aldermaston as set by the Office for Nuclear Regulation or other relevant national and local agencies, and exceptionally beyond, will be managed in the interests of public safety, emergency response, and national security and defence requirements.</li> <li>2. Development proposals will be refused unless all the following criteria are met:               <ul style="list-style-type: none"> <li>a) The development, individually or cumulatively:                   <ul style="list-style-type: none"> <li>i. Will not pose an external hazard to the current and future operation of AWE Burghfield and/or AWE Aldermaston; and</li> <li>ii. Will not adversely affect the current or future operation and security of AWE Burghfield and/or AWE Aldermaston.</li> </ul> </li> <li>b) The increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day), individually and cumulatively:                   <ul style="list-style-type: none"> <li>i. Will not have an unacceptable risk to human health; and</li> <li>ii. Will not have an adverse impact on the AWE Off-Site Emergency Plan.</li> </ul> </li> </ul> </li> <li>3. The assessment of development proposals will in particular have regard to the following:               <ul style="list-style-type: none"> <li>a) The nature, character and vulnerability of the proposed use;</li> <li>b) The potential increase in population;</li> <li>c) The scale of proposed development;</li> <li>d) The location of the proposed development; and</li> <li>e) Any specific advice from the emergency planners, AWE plc, and the Office for Nuclear Regulation.</li> </ul> </li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that stipulates development criteria in relation to proposals in the vicinity of Atomic Weapons Establishments (AWEs). However, the protection of AWEs has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy SS7 is screened out from AA.</p>
<p>Policy SS8: Meeting employment needs</p>	<ul style="list-style-type: none"> <li>1. The sustainable growth of office and industrial space will be supported to meet the diverse needs of the local economy. The appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to ensure the efficient use of land, help meet future demands and respond to modern business needs.</li> </ul> <p><u>Core Employment Areas</u></p> <ul style="list-style-type: none"> <li>2. Core Employment Areas will be retained and protected, and development proposals that facilitate their ongoing regeneration and evolution in accordance with economic needs and Policy ER1 will be supported.</li> </ul>	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This is a development management policy that seeks to meet employment needs in Wokingham Borough. The required employment floorspace will be delivered through a range of committed developments, as well as a range of allocated employment / mixed</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>3. The provision of new employment floorspace will be support by extensions to the following Core Employment Areas:</p> <ul style="list-style-type: none"> <li>a) Thames Valley Science and Innovation Park, Shinfield, for approximately 100,000 m<sup>2</sup> of research and development floorspace or equivalent trip generating activity within Class E(g), B2 and B8 uses; and</li> <li>b) Hogwood Farm Industrial Estate, Arborfield, for approximately 6,000 m<sup>2</sup> floorspace of B2 uses.</li> </ul> <p><u>Other sites</u></p> <p>4. Development proposals for employment uses will also be supported by:</p> <ul style="list-style-type: none"> <li>a) Encouraging new employment uses within town, district and local centres, at an appropriate scale to those centres;</li> <li>b) Appropriate intensification, redevelopment and upgrading of existing sites in employment use, to make more efficient use of land, and support meeting future economic needs;</li> </ul> <p>5. Outside Core Employment Areas, town, district and local centres and allocated sites, economic development will typically be limited to small scale proposals which satisfy the requirements of Policies ER3 and ER4.</p>	<p>use sites. Overall, a total of c. 100,000m<sup>2</sup> net employment floorspace will be delivered across the borough.</p> <p>By allocating specific quanta and geographic locations of employment development, the policy will influence the commuter routes taken by future residents. This could result in a net increase in traffic flows within 200m of sensitive Habitats Sites, such as the Thames Basin Heaths SPA.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Atmospheric pollution</li> </ul> <p>Overall, Policy SS8 is screened in for AA.</p>
<p>Policy SS9: Whiteknights Campus</p>	<ul style="list-style-type: none"> <li>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 shown 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. Access to and within the site will be improved where necessary.</li> <li>2. Wokingham Borough Council will continue to work proactively with the University of Reading and Reading Borough Council to support the continued development of Whiteknights Campus as a focus for the University of Reading, to allow the University to continue to fulfil its important role in the economic success of the area.</li> <li>3. Where development would result in a material need for additional students to be housed, it should be supported by an appropriate increase in existing or planned student accommodation. Provision of new student accommodation on the Whiteknights Campus, or as a reconfiguration or extension of nearby dedicated accommodation, will therefore be acceptable in principle where the need of student accommodation has been established, subject to other policies in the Local Plan Update.</li> <li>4. Development proposals will accord with the following criteria: <ul style="list-style-type: none"> <li>a) Conserve and where possible enhance the historic parkland landscape, heritage assets and their settings;</li> <li>b) The open areas and the character of the area are respected;</li> <li>c) Areas of wildlife significance (including Local Wildlife Sites) and current or potential green and blue infrastructure networks will be retained and enhanced, and will not be detrimentally affected by development, including through light effects;</li> <li>d) The safety of those using the campus (including pedestrian and highway safety issues and designing out crime) will be maintained or enhanced;</li> <li>e) No significant detrimental impacts on the amenity of neighbouring residential properties from the development, including from noise and parking; and</li> </ul> </li> </ul>	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This policy recognises the national and international importance of the University of Reading. It specifies that the Whiteknights Campus will be the focus of future development, such as additional staff / student accommodation, infrastructure and sports and leisure facilities.</p> <p>While the policy does not stipulate a specific quantum of growth, it clearly identifies the geographic location of additional accommodation. This would lead to an increase in the local population (with associated higher demand on recreational spaces) and car-based traffic.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>Overall, Policy SS9 is screened in for AA.</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>f) The loss of undeveloped areas on the site will be weighed against the benefits of development to the wider community.</p>	
<p>Policy SS10: Meeting our housing needs</p>	<p>Provision will be made for a minimum of 12,763 net additional dwellings for the period 1 April 2023 to 31 March 2040, an average of 751 dwellings per annum.</p>	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This policy provides for a minimum of 12,763 net additional dwellings in Wokingham Borough between 2023 and 2040, equating to an average of 751 dwellings annually.</p> <p>The increase in Wokingham Borough’s population will magnify the pressure on local resources, such as recreational spaces and the road network. Higher footfall in Habitats Sites (e.g. the Thames Basin Heaths SPA) may increase disturbance to qualifying bird species. Whereas, an increase in AADT vehicle flows past Habitats Sites may result in changes to botanical community composition and knock-on effects to ground-nesting birds.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>Overall, Policy SS10 is screened in for AA.</p>
<p>Policy SS11: Arborfield Green Strategic Development Location</p>	<p>1. The area identified as Arborfield Green Strategic Development Location, as shown on the Policies Map, is allocated for a sustainable, well designed mixed-use development.</p> <p>2. The development will be delivered in accordance with the development, place shaping and delivery principles set out below.</p> <p>Development principles</p> <p>3. Phased delivery of</p> <p>a) Around 3,047 dwellings comprising:</p> <p>i. 2,137 dwellings through extant planning permissions, resolutions to grant planning permission;</p> <p>ii. 600 dwellings on land to the north of Arborfield Studios, known as Barkham Square;</p> <p>iii. 300 dwellings by optimizing density at land currently occupied by Arborfield Studios;</p>	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This policy specifies the Arborfield Green Strategic Development Location as a focal point for mixed-use development, including the delivery of the following:</p> <ul style="list-style-type: none"> <li>• 600 dwellings at Barkham Square</li> <li>• 300 dwellings through optimising density at Arborfield Studios</li> <li>• 10 dwellings at Westwood Yard, Sheerlands Road</li> </ul>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>iv. 10 dwellings at Westwood Yard, Sheerlands Road. and including:</p> <ul style="list-style-type: none"> <li>i. 40% affordable homes in accordance with Policy H3;</li> <li>ii. 25 self and custom build service plots;</li> <li>iii. 5 Gypsy and Traveller pitches ; and</li> <li>iv. Specialist accommodation, including accommodation for the older persons.</li> </ul> <p>b) Around 6,000m<sup>2</sup> of employment floorspace. c) One 2-form entry primary school (including appropriate onsite early years provision) with potential to expand to 3-form entry in the future. The school should include space for the integrated teaching of pupils with special educational needs and disabilities. d) A district centre providing a range of services and facilities in a location central to the planned housing, to include retail, leisure, employment, cultural, and health uses. e) Two local centres providing day to day retail and other local community uses. f) A solution to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area through provision of sufficient Suitable Alternative Natural Greenspace (SANG) (subject to monitoring of the quality and quantity standards).</p> <p>Place shaping principles</p> <p>4. The siting, layout and form of development, including landscape should:</p> <ul style="list-style-type: none"> <li>a) Protect and retain the physical, visual and perceived separation of the defined settlements of Arborfield Cross, Barkham Hill and Finchampstead North;</li> <li>b) Achieve climate resilient neighbourhoods through the application of adaptation and mitigation methods, including embedding passive design principles and energy demand reduction measures in the sustainable design and construction of buildings and homes;</li> <li>c) Incorporate measures to conserve and enhance heritage assets and their settings, through appropriate design and the provision of sufficient space; and</li> <li>d) Locate new buildings outside areas of flood risk, with development planned for sequentially, by placing the most vulnerable development in the lowest areas of flood risk.</li> <li>e) Draw on the recreational and ecological opportunities of watercourses.</li> </ul> <p>Delivery principles</p> <p>5. The delivery of the site must be supported by a comprehensive package of infrastructure to support a thriving and healthy community, including the following:</p> <p>Masterplanning</p> <p>6. To ensure that development comes forward in a strategic, coordinated and comprehensive manner, delivery should be led by a masterplan that demonstrates how the principles established in this policy, supporting guidance in Appendix A, the Arborfield Garrison SDL SPD and permitted development have been considered to ensure high quality development with a distinctive character. The masterplan must provide:</p>	<ul style="list-style-type: none"> <li>• 6,000m<sup>2</sup> of employment floorspace</li> <li>• 5 Gypsy and Traveller pitches</li> </ul> <p>The increase in the local population will magnify the pressure on local resources, such as recreational spaces and the road network. Higher footfall in Habitats Sites (e.g. the Thames Basin Heaths SPA) may increase disturbance to qualifying bird species. Whereas, an increase in AADT vehicle flows past Habitats Sites may result in changes to botanical community composition and knock-on effects to ground-nesting birds.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>Importantly, the policy also specifies that the development must deliver measures to mitigate recreational pressure in the Thames Basin Heaths SPA, such as by providing sufficient SANG space on-site. The policy also stipulates that the development should prioritise active travel modes by providing connected greenways throughout the site. These policy mechanisms help address the impact pathways identified above.</p> <p>Overall, Policy SS11 is screened in for AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>a) A coordinated and comprehensive approach to development, which demonstrates how the proposed development will integrate with the planned and permitted development within the SDL;</p> <p>b) A strategy for the quantum and distribution of land uses, access points, design and layout principles (including a design code), which draws on a detailed understanding of the area's characteristics, opportunities and constraints; and</p> <p>c) A strategy for the timely delivery of facilities and infrastructure necessary to support the delivery of the SDL.</p> <p>Drainage and flood alleviation</p> <p>7. Development proposals should respond to and implement a comprehensive drainage and flood alleviation strategy that:</p> <p>a) Provides high quality sustainable drainage systems (SuDS) that are integrated into the wider landscape and green and blue infrastructure strategy, including mitigation at source and makes a positive contribution to attractive open spaces, and improvements to biodiversity and water quality; and</p> <p>b) Establishes clear and robust arrangements for future maintenance.</p> <p>Biodiversity</p> <p>8. Development proposals should respond to and implement a comprehensive ecological strategy that:</p> <p>a) Achieves a measurable biodiversity net gain of at least 10% as calculated using the latest statutory metric; and</p> <p>b) Provide measures to avoid and mitigate the impact of development on the Thames Basin Heaths Special Protection Area. This will include the provision of sufficient and accessible Suitable Alternative Natural Greenspace within the SDL (as set out in Policy NE3).</p> <p>Transport</p> <p>9. Development proposals should respond to and implement a sustainable transport and movement strategy that has been informed by a detailed Transport Assessment and provides:</p> <p>a) Improvements to the quality and frequency of public transport services, such as corridor routes to Bracknell, Reading, Winnersh and Wokingham;</p> <p>b) Prioritisation of cycle and pedestrian movements through the site, supported by an internal network of Greenways to connect to existing and new communities at Arborfield SDL, at Finchampstead North and Crowthorne and local employment opportunities;</p> <p>c) Prioritisation of cycle and pedestrian movements through the SDL to maximise connectivity and accessibility to the district centre and planned education provision;</p> <p>d) Prioritisation of pedestrian movements to maximise connectivity to the Hazebrouck Meadows Suitable Alternative Natural Green Space (SANG);</p> <p>e) Improvements to transport capacity along Barkham Road, the A327 (to both the M3 and Reading) and routes towards Bracknell and Wokingham; and</p> <p>f) Improvements to the management of general traffic, including the consideration of traffic calming measures.</p>	



Policy Number / Name	Policy Text	LSEs Screening Outcome
<p>Policy SS12: South Wokingham Strategic Development Location</p>	<ol style="list-style-type: none"> <li>1. The area identified as South Wokingham Strategic Development Location, as shown on the Policies Map, is allocated for a sustainable, well-designed, mixed-use development.</li> <li>2. The development will be delivered in accordance with the development, place shaping and delivery principles set out below.</li> </ol> <p>Development principles:</p> <ol style="list-style-type: none"> <li>3. Phased delivery of:               <ol style="list-style-type: none"> <li>a) Around 2,975 dwellings comprising:                   <ol style="list-style-type: none"> <li>i. 1,875 dwellings through extant planning permissions and completions;</li> <li>ii. 1,100 dwellings on land south of Waterloo Road, of which at least 980 dwellings are to be delivered by 31<sup>st</sup> March 2040.</li> </ol> <p>and including:</p> <ol style="list-style-type: none"> <li>iii. 40% affordable homes in accordance with Policy H3;</li> <li>iv. 25 self-build and custom serviced plots;</li> <li>v. 6 Gypsy and Traveller pitches; and</li> <li>vi. Specialist accommodation, including accommodation for older persons.</li> </ol> </li> <li>b) Two primary schools (including appropriate onsite early years provision):                   <ol style="list-style-type: none"> <li>i. One 2-form entry primary school within the area that has planning permission; and</li> <li>ii. One 1-form entry primary school within the planned development on land south of Waterloo Road.</li> </ol> <p>Each school should include space for the integrated teaching of pupils with special educational needs and disabilities.</p> </li> <li>c) Appropriate retail centres providing appropriate day-to-day retail facilities.</li> <li>d) A sports hub at Gray's Farm providing open space, sports and leisure facilities and other community uses.</li> <li>e) A solution to avoid and mitigate the impact of the development upon the Thames Basin Heaths Special Protection Area through provision of sufficient Suitable Alternative Natural Greenspace (SANG) (subject to monitoring of the quality and quantity standards).</li> </ol> </li> </ol> <p>Place shaping principles</p> <ol style="list-style-type: none"> <li>4. The siting, layout, form, design and landscaping of development should:               <ol style="list-style-type: none"> <li>a) Protect and maintain the physical, visual and perceived separation of the defined settlements of Wokingham, Crowthorne / Pinewood (Crowthorne), Finchampstead North and Bracknell;</li> <li>b) Achieve climate resilient neighbourhoods through the application of adaptation and mitigation methods, including embedding passive design principles and energy demand reduction measures in the sustainable design and construction of buildings and homes;</li> <li>c) Incorporate measures to respect the setting of Holme Green Lane;</li> <li>d) Incorporate measures to conserve and enhance heritage assets and their settings, through appropriate design and the provision of sufficient space;</li> </ol> </li> </ol>	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This policy specifies the South Wokingham Strategic Development Location as a focal point for mixed-use development, including the delivery of the following:</p> <ul style="list-style-type: none"> <li>• 1,100 dwellings on land south of Waterloo Road (980 dwellings of which are to be delivered by March 2040)</li> </ul> <p>The increase in the local population will magnify the pressure on local resources, such as recreational spaces and the road network. Higher footfall in Habitats Sites (e.g. the Thames Basin Heaths SPA) may increase disturbance to qualifying bird species. An increase in AADT vehicle flows past Habitats Sites may result in changes to botanical community composition and knock-on effects to ground-nesting birds.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>Importantly, the policy also specifies that the development must deliver measures to mitigate recreational pressure in the Thames Basin Heaths SPA, such as by providing sufficient SANG space within and adjacent to the site. The policy also stipulates that the development should prioritise active travel modes by providing new and improved off-site connections to / from surrounding communities, services and employment opportunities. These policy mechanisms help address the impact pathways identified above.</p> <p>Overall, Policy SS12 is screened in for AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>e) Locate new buildings outside areas of flood risk, with development planned for sequentially, by placing the most vulnerable development in the lowest areas of flood risk; and</p> <p>f) Draw on the recreational and ecological opportunities of the Emm Brook and its tributary by utilising its role and function in natural flood management and biodiversity enhancement; and increasing accessibility to watercourses as part of the provision of a continuous, high quality and attractive and accessible open space network.</p> <p>Delivery principles</p> <p>5. The delivery of the SDL must be supported by a comprehensive masterplan and package of infrastructure to support a thriving and healthy community, including the following:</p> <p>Masterplanning</p> <p>6. To ensure that development comes forward in a strategic, coordinated and comprehensive manner, delivery should be led by a masterplan that demonstrates how the principles established in this policy, supporting guidance in Appendix B, the South Wokingham SDL SPD and permitted development have been considered to ensure high-quality development with a distinctive character. The masterplan must provide:</p> <p>a) A coordinated and comprehensive approach to development, which demonstrates how the proposed development will integrate with the planned and permitted development within the SDL;</p> <p>b) A strategy for the quantum and distribution of land uses, access points, design and layout principles (including a design code), which draws on a detailed understanding of the area's characteristics, opportunities and constraints; and</p> <p>c) A strategy for the timely delivery of facilities and infrastructure necessary to support the delivery of the SDL.</p> <p>Drainage and flood alleviation</p> <p>7. Development proposals should respond to and implement a comprehensive drainage and flood alleviation strategy that:</p> <p>a) Provides high quality sustainable drainage systems (SuDS) that are integrated into the wider landscape and green and blue infrastructure strategy, including mitigation at source and makes a positive contribution to attractive open spaces, and improvements to biodiversity and water quality; and</p> <p>b) Establishes clear and robust arrangements for future maintenance.</p> <p>Biodiversity</p> <p>8. Development proposals should respond to and implement a comprehensive ecological strategy that:</p> <p>a) Achieves a measurable biodiversity net gain of at least 10% as calculated using the latest statutory metric; and</p>	

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>b) Provide measures to avoid and mitigate the impact of development on the Thames Basin Heaths Special Protection Area. This will include the provision of sufficient and accessible Suitable Alternative Natural Greenspace within the SDL (as set out in Policy NE3).</p> <p>Transport</p> <p>9. Development proposals should respond to and implement a sustainable transport and movement strategy that has been informed by a detailed Transport Assessment and provides:</p> <p>a) New and improved off-site connections for pedestrians and cyclists, providing safe, suitable and convenient access to surrounding communities, facilities, services and employment opportunities, including those in Wokingham, Crowthorne and Bracknell; and</p> <p>b) Highway improvements along the A321 and A329 corridors and route of the South Wokingham Distributor Road (SWDR), such as introducing suitable and focused congestion management measures to control access by general traffic, other than by active travel and public transport services;</p> <p>c)</p>	
<p>Policy SS13: Loddon Valley Garden Village</p>	<p>1. The area identified as Loddon Valley Garden Village Strategic Development Location, as shown on the policies map, is allocated for a beautifully and imaginatively designed community including housing, employment, social and physical infrastructure.</p> <p>2. The garden village will be delivered in accordance with the development, place shaping, and delivery principles set out below.</p> <p><u>Development principles</u></p> <p>Phased delivery of:</p> <p>a) Around 3,930 dwellings, of which at least 2,700 dwellings will be delivered by 31<sup>st</sup> March 2040, including:</p> <p>i. 40% affordable homes, in accordance with Policy H3;</p> <p>ii. 100 custom and self build serviced plots;</p> <p>iii. 20 Gypsy and Traveller pitches; and</p> <p>iv. Specialist accommodation, including accommodation for older persons.</p> <p>b) Around 100,000 m<sup>2</sup> of research and development floorspace or equivalent trip generating activity within use class E(g), B2 and B8 and other complementary uses, through an extension to the Thames Valley Science and Innovation Park.</p> <p>c) Schools, including:</p> <p>i. Two 3-form entry primary schools (including appropriate onsite early years provision); and</p> <p>ii. An 8-form entry secondary school, with additional land reserved to enable expansion to 12-form entry with sixth form.</p>	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This policy specifies the South Wokingham Strategic Development Location as a focal point for mixed-use development, including the delivery of the following:</p> <ul style="list-style-type: none"> <li>• 3,930 dwellings (2,700 dwellings of which are to be delivered by March 2040)</li> <li>• 100,000m<sup>2</sup> of research and development floorspace (or equivalent use class E(g), B2 and B8)</li> </ul> <p>The increase in the local population will magnify the pressure on local resources, such as recreational spaces and the road network. Higher footfall in Habitats Sites (e.g. the Thames Basin Heaths SPA) may increase disturbance to qualifying bird species. An increase in AADT vehicle flows past Habitats Sites may result in changes to botanical community composition and knock-on effects to ground-nesting birds.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> </ul>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>Each school should include space for the integrated teaching of pupils with special educational needs and disabilities.</p> <p>d) A district centre providing a range of services and facilities in a location central to the planned housing, to include retail, leisure, employment, cultural, and health uses;</p> <p>e) Two local centres providing day to day retail and other local community uses; and</p> <p>f) A multi-functional country park which is accessible to settlements beyond the garden village.</p> <p><u>Place shaping principles</u></p> <p>3. The siting, layout, and form of development, including landscaping should:</p> <p>a) Draw on and enhance the site’s context, changes in topography and its considerable natural assets such as the River Loddon and Barkham Brook, irreplaceable habitats, and hedgerows, trees, woodland and other features;</p> <p>b) Protect and retain the permanent physical and visual sense of separation of Arborfield and the defined settlements of Arborfield Cross and Shinfield;</p> <p>c) Be designed around a series of walkable neighbourhoods, each providing a range of accessible services and facilities. Where important local facilities are necessarily located beyond the neighbourhood, these should be linked by accessible and attractive routes which support and encourage active travel. The promotion of community facilities for shared use, such as outdoor and indoor sports and leisure provision will be strongly encouraged;</p> <p>d) Establish a comprehensive and integrated network of high-quality and attractive active travel routes, greenways and bus services within the garden village and to destinations in the wider area;</p> <p>e) Incorporate measures to protect the separate identity of Carter’s Hill;</p> <p>f) Prioritise the conservation and enhancement of heritage assets, including listed buildings, through appropriate design and the provision of sufficient space;</p> <p>g) Locate district and local centres where they are accessible to the planned housing, and are of an appropriate scale to meet the day-to-day needs with a range of retail (including food store of around 2,500m<sup>2</sup>), leisure, cultural, community, health and service facilities;</p> <p>h) Locate higher development densities around the district and local centres, transport nodes, and along public transport routes subject to site specific sensitivities such as landscape, character and heritage;</p> <p>i) Locate new buildings, except those for water compatible uses, outside areas of flood risk, with development planned for sequentially, by placing the most vulnerable development in the lowest areas of flood risk; and</p> <p>j) Draw on the recreational and ecological opportunities of the River Loddon and Barkham Brook to create a multi-functional country park which provides coherent ecological networks, recreational opportunities and active travel connectivity.</p> <p><u>Delivery principles</u></p>	<ul style="list-style-type: none"> <li>• Atmospheric pollution</li> </ul> <p>Importantly, the policy also specifies that the development must deliver a multi-functional country park (incorporating the River Loddon and Barkham Brook; also accessible to settlements beyond the garden village), connected and accessible high-quality open spaces and a network of attractive PRoWs that permeate the site. The policy also stipulates that the development should prioritise active travel modes and high-quality public transport services. These policy mechanisms help address the impact pathways identified above.</p> <p>Overall, Policy SS13 is screened in for AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>4. The delivery of the garden village must be supported by a comprehensive package of infrastructure to support a self-sustaining, thriving and healthy community including the following.</p> <p>Masterplanning</p> <p>5. To ensure that development comes forward in a strategic, coordinated and comprehensive manner, delivery should be led by a single agreed vision and masterplan for the whole garden village that demonstrates how the principles established in this policy and supporting guidance in Appendix C have been considered to ensure high quality development. The masterplan must be produced in partnership between the council, developers, landowners and key stakeholders, and involve consultation with the local community. Development proposals on individual land parcels must accord with the principles and requirements set out in the agreed vision and masterplan. The masterplan must provide:</p> <ul style="list-style-type: none"> <li>a) A coordinated and comprehensive landscape led approach to development of the whole Loddon Valley Garden Village to avoid piecemeal and ad-hoc development proposals;</li> <li>b) A strategy for the quantum and distribution of land uses, access points, design and layout principles (including a strategic design code) which draws on a detailed understanding of the area's characteristics, opportunities and constraints;</li> <li>c) A strategy for the timely delivery of facilities and infrastructure necessary to support each phase of delivery and the garden village as a whole;</li> <li>d) A strategy for creating a distinctive and sustainable community, embracing the best of town and country and that delivers climate resilience; and</li> <li>e) A strategy for integrating and implementing arts and cultural activities including public art.</li> </ul> <p>Landscape and green and blue infrastructure</p> <p>6. Development proposals should respond to and implement a comprehensive strategic landscape and green and blue infrastructure strategy that:</p> <ul style="list-style-type: none"> <li>a) Provides a new country park incorporating the River Loddon and Barkham Brook that contributes to, and enhances, coherent ecological networks and habitats, which are integrated into the wider green and blue infrastructure beyond the garden village;</li> <li>b) Protects and enhances the identified attributes of the River Loddon Valued Landscape and Barkham and Bearwood Valued Landscape;</li> <li>c) Provide a network of connected, accessible and high-quality open spaces that includes tree lined streets, opportunities for local food growing and natural play, that integrate with the wider green and blue infrastructure network;</li> <li>d) Retains, and incorporates appropriate buffers for, ancient woodland, ancient or veteran trees, watercourses, hedgerows, and other trees into the connected green and blue infrastructure of the site;</li> <li>e) Provides a network of safe, attractive, landscaped and accessible public rights of way across the site, and where appropriate demonstrates how they connect into the existing rights of way network;</li> <li>f) Contributes to establishing the Loddon long distance footpath for active travel; and</li> </ul>	

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p style="text-align: right;">g) Establishes clear and robust arrangements for future maintenance.</p> <p>Drainage and flood alleviation</p> <p>7. Development proposals should respond to and implement a comprehensive drainage and flood alleviation strategy that:</p> <ul style="list-style-type: none"> <li>a) Provides high quality sustainable drainage systems (SuDS) that are integrated into the wider landscape and green and blue infrastructure strategy, including mitigation at source and makes a positive contribution to attractive open spaces, and improvement to biodiversity and water quality;</li> <li>b) Considers and takes opportunity as appropriate to improve the management of flood risk and reduce the risk of flooding to areas beyond the garden village; and</li> <li>c) Establishes clear and robust arrangements for future maintenance.</li> </ul> <p>Biodiversity</p> <p>8. Development proposals should respond to and implement a comprehensive ecological strategy that:</p> <ul style="list-style-type: none"> <li>a) Achieves a measurable biodiversity net gain of at least 20% as calculated using the latest statutory metric;</li> <li>b) Shows how priority habitats and ecological features will be protected and enhanced, having particular regard to any Biodiversity Action Plan and Local Nature Recovery Strategy priorities;</li> <li>c) Provide a suitable buffer between the built development and ecological areas, including (but not limited to) Local Wildlife Sites, areas of irreplaceable habitat and areas of priority habitat; and</li> <li>d) Provide measures to avoid and mitigate the impact of development on the Thames Basin Heaths Special Protection Area. This will include the provision of sufficient and accessible Suitable Alternative Natural Greenspace on-site (as set out in Policy NE3).</li> </ul> <p>Housing</p> <p>9. Development proposals should respond to and implement a comprehensive housing strategy that:</p> <ul style="list-style-type: none"> <li>a) Provides a mix of housing types, sizes (including those suitable for extended family living), and tenures that reflect the identified housing needs and demands as set out in the council's most up to date evidence of housing need;</li> <li>b) Applies designs which support spaces suitable for home working; and</li> <li>c) Shows how the mix of housing types, sizes and tenures will be coordinated through each phase of delivery.</li> </ul> <p>Employment and Jobs</p> <p>10. Development proposals should contribute towards a wide range and mix of employment, skills and training opportunities in different sectors of the economy, including small-scale business space and small/medium sized flexible units, within district and local centres as appropriate.</p>	

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>Sustainable design and construction</p> <p>11. Development proposals should respond to and implement a comprehensive energy and sustainability strategy that:</p> <ul style="list-style-type: none"> <li>a) Applies passive design principles to ensure that form, orientation, building typologies, development densities and green and blue infrastructure are appropriately used to reduce energy demand and deliver climate resilient neighbourhoods;</li> <li>b) Implements the energy hierarchy at all scales and demonstrates a fabric first approach;</li> <li>c) Ensures that the total operational energy demand at completion of the Loddon Valley Garden Village is met from renewable or low-carbon sources on site, prioritising opportunities for heat networks, community energy initiatives or other solutions which take advantage of the scale of the development;</li> <li>d) Provides measures to reduce the whole-life impacts by creating adaptable, durable buildings and employing construction methods and materials which minimise embodied emissions; and</li> <li>e) Provide measures to reduce water consumption.</li> </ul> <p>Transport</p> <p>12. Development proposals should respond to and implement a comprehensive sustainable transport strategy that has been informed by a detailed Transport Assessment and:</p> <ul style="list-style-type: none"> <li>a) Provides layouts, street designs and associated measures that are safe, suitable and convenient for all users, that prioritise active travel, and facilitates high quality public transport services both within and to key destinations beyond the garden village. This will include: <ul style="list-style-type: none"> <li>i. The phased delivery of active travel and public transport measures;</li> <li>ii. An on-site dedicated network of segregated facilities for pedestrians and cyclists that integrate with active travel networks, including the Public Rights of Way network; and</li> <li>iii. The provision of new and improved off-site connections for pedestrians and cyclists, providing safe, suitable and convenient access to the surrounding communities, facilities, services and employment opportunities including the Thames Valley Science and Innovation Park, Mere oak Park and Ride, Green Park, Green Park Station, Shinfield, Lower Earley, Winnersh and Winnersh Triangle Station.</li> </ul> </li> <li>b) Demonstrates that the design of the access arrangements and the associated highway improvements take into account all the planned development; and</li> <li>c) Ensures that development will not have a severe adverse impact on the local and strategic highway networks, nor an unacceptable impact upon highway safety, following the inclusion of suitable measures to mitigate the impact.</li> </ul> <p>Utilities</p>	



Policy Number / Name	Policy Text	LSEs Screening Outcome																				
	<p>13. Development proposals should respond to and implement a comprehensive utility and digital infrastructure and communications strategy. This will include the:</p> <ul style="list-style-type: none"> <li>a) The phased delivery of water, foul water, sewerage and electricity upgrades; and</li> <li>b) The phased delivery of Fibre to the Premises (FTTP) connectivity, including access to full-fibre gigabit-capable broadband; and 4G and 5G mobile technologies.</li> </ul> <p>Minerals and waste</p> <p>14. The potential for on-site minerals resources which may be winnable through prior extraction should be informed by minerals resource assessments. Where viable, development proposals should respond and implement a strategy for prior extraction.</p> <p>Stewardship</p> <p>15. Development proposals should proceed in accordance with an agreed strategy for the long-term governance and stewardship arrangements for community assets, including country park, open spaces, public realm areas and community and other relevant facilities.</p>																					
<p>Policy SS14: Sites allocated for residential, including residential as part of mixed-use development</p>	<p>1. The sites listed below and defined on the policies map, are allocated for residential development (including residential as part of mixed-use development).</p> <p>2. Development proposals should be in accordance with the site specific requirements set out in the development guidelines, as set out in Appendix E. In meeting the requirements and consideration, flexibility may be applied to allow for material changes in circumstance as a result of the passage of time or to enable alternative solutions that will deliver the same, or preferably, a better planning outcome.</p> <p>3. Development proposals are expected to come forward through a design led approach, involving the local community. For the larger sites, and where outlined in the development guidelines, it will be necessary for a masterplan and a strategic design code to be prepared.</p> <table border="1" data-bbox="344 1023 1431 1378"> <thead> <tr> <th data-bbox="344 1023 595 1098">Ref</th> <th data-bbox="595 1023 878 1098">Site name</th> <th data-bbox="878 1023 1146 1098">Approx No. dwellings</th> <th data-bbox="1146 1023 1431 1098">Permission / resolution to grant</th> </tr> </thead> <tbody> <tr> <td data-bbox="344 1098 595 1182">SS14.1</td> <td data-bbox="595 1098 878 1182">High Barn Farm, Commonfield Lane, Barkham*</td> <td data-bbox="878 1098 1146 1182">20</td> <td data-bbox="1146 1098 1431 1182">-</td> </tr> <tr> <td data-bbox="344 1182 595 1267">SS14.2</td> <td data-bbox="595 1182 878 1267">Honeysuckle Lodge, Commonfield Lane, Barkham*</td> <td data-bbox="878 1182 1146 1267">4</td> <td data-bbox="1146 1182 1431 1267">-</td> </tr> <tr> <td data-bbox="344 1267 595 1321">SS14.3</td> <td data-bbox="595 1267 878 1321">Woodlands Farm, Wood Lane, Barkham*</td> <td data-bbox="878 1267 1146 1321">15</td> <td data-bbox="1146 1267 1431 1321">-</td> </tr> <tr> <td data-bbox="344 1321 595 1378">SS14.4</td> <td data-bbox="595 1321 878 1378">Land west of Park Lane, Charvil</td> <td data-bbox="878 1321 1146 1378">61</td> <td data-bbox="1146 1321 1431 1378">-</td> </tr> </tbody> </table>	Ref	Site name	Approx No. dwellings	Permission / resolution to grant	SS14.1	High Barn Farm, Commonfield Lane, Barkham*	20	-	SS14.2	Honeysuckle Lodge, Commonfield Lane, Barkham*	4	-	SS14.3	Woodlands Farm, Wood Lane, Barkham*	15	-	SS14.4	Land west of Park Lane, Charvil	61	-	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This policy allocates dwellings in a range of residential sites throughout Wokingham Borough, both in sites of 1ha or more or sites less than 1ha. All developments will come forward through a design-led approach, with larger sites requiring a detailed masterplan.</p> <p>The increase in the local population will magnify the pressure on local resources, such as recreational spaces and the road network. Higher footfall in Habitats Sites (e.g. the Thames Basin Heaths SPA) may increase disturbance to qualifying bird species. An increase in AADT vehicle flows past Habitats Sites may result in changes to botanical community composition and knock-on effects to ground-nesting birds.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>Overall, Policy SS14 is screened in for AA.</p>
Ref	Site name	Approx No. dwellings	Permission / resolution to grant																			
SS14.1	High Barn Farm, Commonfield Lane, Barkham*	20	-																			
SS14.2	Honeysuckle Lodge, Commonfield Lane, Barkham*	4	-																			
SS14.3	Woodlands Farm, Wood Lane, Barkham*	15	-																			
SS14.4	Land west of Park Lane, Charvil	61	-																			

Policy Number / Name	Policy Text				LSEs Screening Outcome
	SS14.5	24 Barkham Ride, Finchampstead	30	-	
	SS14.6	31-33 Barkham Ride, Finchampstead	80	Yes	
	SS14.7	Greenacres Farm, Nine Mile Ride, Finchampstead	100	-	
	SS14.8	Hillside, Lower Wokingham Road, Finchampstead	15	-	
	SS14.9	39-53 New Road, Ruscombe	20	-	
	SS14.10	Land to the rear of Northbury Lane, Ruscombe	12	-	
	SS14.11	Land north of Arborfield Road, Shinfield	191	-	
	SS14.12	Land east and west of Hyde End Road, Shinfield	175	-	
	SS14.13	Rustlings, The Spring and land rear of Cushendall, Shinfield Road, Shinfield (North)	10	-	
	SS14.14	69 King Street Lane, Sindlesham	28	Yes	
	SS14.15	Land off Wheatsheaf Close, Sindlesham	24	-	
	SS14.16	Land east of Pound Lane, Sonning	50	Yes	
	SS14.17	Land at Sonning Farm, Sonning	25	-	
	SS14.18	Land west of Trowes Lane, Swallowfield	81	Yes	
	SS14.19	Land at Bridge Farm, New Bath Road, Twyford	200	Yes	
	SS14.20	Land west of Old Forest Road, Winnersh	50	-	
	SS14.21	Land off Poplar Lane and Watmore Lane, Winnersh	111	Yes	

Policy Number / Name	Policy Text				LSEs Screening Outcome
	SS14.22	Land rear of the Bulldog garage and BP garage, Reading Road, Winnersh	34	-	
	SS14.23	Winnersh Plant Hire, Reading Road, Winnersh	60	-	
	SS14.24	Woodside, Blagrove Lane, Wokingham*	4	-	
	SS14.25	Rosery Cottage and 171 Evendons Lane, Wokingham**	35	Yes	
	SS14.26	Bridge Retail Park, Finchampstead Road, Wokingham	59	-	
	SS14.27	Land south of London Road, Wokingham	12	-	
	SS14.28	Land adjacent to Amen Corner, north of London Road, Bracknell	45	Yes	
	SS14.29	Station Industrial Estate, Oxford Road, Wokingham	40	-	
	SS14.30	Wokingham Borough Council offices, Shute End, Wokingham	100	-	
	SS14.31	Land at the north corner of Wellington Road and Station Road, Wokingham	20	-	
	<p>*Sites allocated for Gypsy and Traveller pitches or Travelling Showpeople plots.                      **Site capacity based on or includes a care home adjustment factor.</p>				
Policy SS15: Securing Infrastructure	<ol style="list-style-type: none"> <li>1. Development proposals will only be supported where the impacts are mitigated through the timely provision of necessary local or strategic infrastructure.</li> <li>2. Development proposals must:                             <ol style="list-style-type: none"> <li>a) Secure necessary new, and/or improvements to existing, infrastructure via direct provision or an appropriate contribution that makes the development acceptable;</li> <li>b) Ensure appropriate arrangements are in place to secure the future management and maintenance of infrastructure that is or will be provided; and</li> <li>c) Plan and design utilities from the outset to minimise future disruption when upgrades and / or repairs are required.</li> </ol> </li> </ol>				<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that secures the timely provision of adequate infrastructure for new developments. For example, infrastructure upgrades should be directly provided, or an appropriate contribution made, by planning proposals. Arrangements</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>Legal obligations and/or planning conditions will be used to secure the necessary improvements to, or the provision of, infrastructure to the required standard.</p> <p>3. Where full mitigation measures and contributions are not delivered or provided, a development proposal is likely to be unsustainable and will only be permitted where:</p> <ul style="list-style-type: none"> <li>a) The application is supported by a viability assessment that has been produced in accordance with national guidance and which has been assessed by the Council as appropriate and based on reasonable assumptions;</li> <li>b) The value of the legal obligations that are to be secured have been maximised having regard to likely viability;</li> <li>c) Where appropriate, a clawback mechanism has been incorporated into the legal obligation to ensure that additional mitigation is secured in the event that final development is more viable than anticipated at the time of permission; and</li> <li>d) If following a viability assessment process, the benefits of the development outweigh the ability to mitigate the impacts in full having regard to other material considerations.</li> </ul>	<p>must also be in place to secure the future management and maintenance of essential infrastructure.</p> <p>Securing adequate infrastructure (e.g. sewerage capacity) is in place is generally regarded as positive for the environment, including Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy SS15 is screened out from AA.</p>
<p>Policy SS16: Safeguarded routes</p>	<ul style="list-style-type: none"> <li>1. Land is safeguarded to support the delivery of strategic transport infrastructure as listed below and shown on the Policies Map. <ul style="list-style-type: none"> <li>a) Improvements to highway capacity along A327 (including Eversley Bypass, subject to review by Hampshire County Council as lead authority); and</li> <li>b) Land for a Third Thames Crossing from Thames Valley Park Drive/A3290 into South Oxfordshire.</li> </ul> </li> </ul> <p>The Council will work with appropriate partners, stakeholders, and other bodies to deliver these schemes.</p> <ul style="list-style-type: none"> <li>2. Development proposals which would prejudice the delivery of these schemes, or their effective operation, will generally be refused.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that safeguards land for the provision of strategic transport infrastructure, such as improvements to highway capacity along the A327 and a third Thames Crossing into South Oxfordshire.</p> <p>However, the policy merely safeguards land rather than explicitly allocating such land for development. Any planning applications that are progressed in the future will be subject to project-level ecological assessments, including an HRA (where relevant).</p> <p>Overall, Policy SS16 is screened out from AA.</p>
<p>Policy SS17: Transport improvements</p>	<ul style="list-style-type: none"> <li>1. The council will work with appropriate partners, stakeholders, and bodies to deliver the following ambitions where suitable and viable: <ul style="list-style-type: none"> <li><u>Active travel</u> <ul style="list-style-type: none"> <li>a) Measures which tackle severance and enhance active travel networks to improve access to services and facilities, particularly in town and village centres;</li> <li>b) Delivery of Greenways to link new developments to the existing settlements and points of interest;</li> <li>c) Improvements to increase active travel, including new or enhanced infrastructure and measures that improve the safety and/or amenity of travel, having regard to relevant cycling and walking strategies as appropriate,;</li> <li>d) Delivery of facilities that support the efficient shift between different active and sustainable transport modes;</li> </ul> </li> </ul> </li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that identifies transport improvements across Wokingham Borough. The identified measures predominantly focus on active travel and public transport services. For example, active travel networks will be enhanced to reduce severance between settlements. Furthermore, cycling and walking infrastructure will be improved to increase the proportion of active travel (e.g. through cycling and walking strategies).</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p><u>Public transport</u></p> <ul style="list-style-type: none"> <li>e) Access improvements to train stations by active and sustainable modes of transport, as well as potential parking improvements where this is appropriate;</li> <li>f) Improvements to the Reading to London Paddington Great Western Mainline;</li> <li>g) Improvements to the Reading to London Waterloo line ;</li> <li>h) Support for western rail link to Heathrow Airport from Great Western Mainline;</li> <li>i) Support for southern rail link to Heathrow Airport from South West Mainline;</li> <li>j) Improvements to the quality and frequency of bus services along any part of the network, having regard to relevant strategies as appropriate;</li> <li>k) Improvements to bus infrastructure including priority measures as set out in the most up to date Bus Service Improvement Plan;</li> <li>l) Improvements to create transport hubs at appropriate locations within the borough, which may include provision or expansion of Park and Ride facilities;</li> <li>m) Measures to maintain the operation of the rail and road network during times of flooding;</li> </ul> <p><u>Road network</u></p> <ul style="list-style-type: none"> <li>n) Opportunities to reduce traffic in defined settlements and centres within the retail hierarchy potentially including diversion of traffic onto (new or existing) alternative routes;</li> <li>o) Targeted highway improvements to reduce congestion and tackle the adverse environmental impacts of traffic.</li> </ul>	<p>It is noted that this policy is positive for Habitats Sites that are sensitive to atmospheric pollution from vehicular traffic. Reducing the overall volume of cars on local roads will likely help decrease the number of cars driving within 200m of sensitive habitats.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy SS17 is screened out from AA.</p>
Chapter 6: Climate Change and Energy		
Policy CE1: Design Principles for Efficient Buildings	<ol style="list-style-type: none"> <li>1. Development proposals should adequately demonstrate the following design principles have been considered, in the order listed: <ul style="list-style-type: none"> <li>a) <b>Orientation of buildings</b> – positioning buildings to maximise opportunities for useful solar gain and minimising winter cold wind heat loss;</li> <li>b) <b>Form of buildings</b> – creating buildings that are more efficient to heat and stay warm in colder conditions and stay cool in warmer conditions because of their shape and design;</li> <li>c) <b>Fabric of buildings</b> – a) minimising the operational impacts of development through use of materials and building techniques that reduce heat and energy needs and b) reducing the embodied impacts of development by specifying materials with a lower embodied carbon content and/or high practical recyclable content and designing for durability, adaptability and deconstruction;</li> <li>d) <b>Heat supply</b> – meeting a building’s space-heating needs without direct use of fossil fuels. This means no connection to the gas network or use of oil, bottled gas, coal or other fossil fuels; and</li> <li>e) <b>Renewable energy generation</b> – generating enough energy from renewable sources onsite (and preferably on plot) to meet reasonable estimates of all regulated and unregulated total annual energy demand across the year.</li> </ul> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that specifies design principles for efficient buildings to help tackle the climate crisis. It encompasses a range of parameters, such as the orientation and fabric of buildings. While increasing the energy efficiency of buildings is considered positive for the environment, it has no bearing on the condition of Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy CE1 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	An Energy and Sustainability statement, as required by Policies CE2 and CE3, must set out all practical steps taken to meeting each of the above principles.	
Policy CE2: Environmental standards for Non-Residential development	<p><u>Energy Standards</u></p> <ol style="list-style-type: none"> <li>1. Non-residential development proposals involving new buildings must be supported by an Energy and Sustainability Statement which confirms that the proposals satisfy the following requirements:               <ol style="list-style-type: none"> <li>a) The development proposal generates at least the same amount of renewable electricity on-site (and preferably on-plot) as it demands over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and</li> <li>b) To help achieve point a) above, non-residential development proposals are expected to achieve a site average space heating demand of around 15-20kWh/m<sup>2</sup>/year and a site average total energy demand of no more than 70 kWh/m<sup>2</sup>/year through a 'fabric first' approach to construction. No individual unit is to have a total energy demand in excess of 90 kWh/m<sup>2</sup>/year, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that building, with no deduction for renewable energy generated on site).</li> </ol> </li> <li>2. The Energy and Sustainability Statement must include details of assured performance arrangements, calculated using a methodology proven to accurately predict a buildings true energy performance, such as CIBSE TM54 or the PHPP, against 1 a) and b) above. As a minimum, this will require:               <ol style="list-style-type: none"> <li>a) The submission of 'pre-built' estimates of energy performance; and</li> <li>b) Prior to each building being occupied, the submission of updated, accurate and verified 'as built' calculations of energy performance. Such a submission should also be provided to the first occupier (including a Non-Technical Summary of such estimates).</li> </ol> </li> <li>3. Proposals should demonstrate a deliverable commitment to on-going monitoring of energy consumption, post occupation, which has the effect, when applicable, of notifying the occupier that their energy use appears to exceed significantly the expected performance of the building, and explaining to the occupier steps they could take to identify the potential causes of such high energy use.</li> </ol> <p>Exceptional Basis Clauses</p> <ol style="list-style-type: none"> <li>4. In those circumstances where 1 a) and/or b) are not met (though in all cases the energy performance arrangements of points 2 a) and b) are still required), the development must be considered against the following exception clauses:               <ol style="list-style-type: none"> <li>a) Clause 1 (technical or policy reasons): Where, on an exceptional basis, points 1 a) and/or b) cannot be met for technical (e.g. overshadowing), other policy reasons (e.g. heritage), or other technical reason linked to the unique purpose of the building (e.g. a building that is, by the nature of its operation, an abnormally high user of energy), then the Energy and Sustainability Statement must demonstrate both why they cannot be met, and the degree to which each of points 1 a) and b) are proposed to be met. A lack of financial viability will not be deemed either a technical or policy reason to trigger this exceptional basis clause. Where this exceptional basis clause is utilised, and where it the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more, then the applicant must either:</li> </ol> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that stipulates energy and water standards for non-residential development. For example, proposals must be supported by an Energy and Sustainability Statement. Furthermore, developments must incorporate greywater recycling and rainwater harvesting measures, as well as permeable hard surfaces and green roofs (where feasible).</p> <p>Improving the water efficiency of future developments is associated with various positive environmental impacts. For example, it reduces the volume of polluted surface runoff and limits runoff to pre-development greenfield rates. However, there are no Habitats Sites with a strong dependency on water quality and adequate flow volumes in the Zol of Wokingham Borough.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy CE2 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>i. Enter into an appropriate legal agreement which will either provide renewable energy infrastructure offsite equivalent to at least offsetting the additional energy requirements not achieved on site; or</li> <li>ii. Enter into an appropriate legal agreement to provide a financial contribution to the council's carbon offset fund to enable the offsetting of the remaining performance not achieved on site; or</li> <li>iii. Demonstrate that the building/s will be connected to a decentralised energy network or combined heat and power unit.</li> </ul> <p>b) Clause 2 (use of an accredited certification scheme): To simplify (and hence speed up) the decision-making process, applicants are able to demonstrate, as an alternative to policy requirements 1 a) and b), that the development proposal achieves one of the following certifications:</p> <ul style="list-style-type: none"> <li>i. BREEAM: Outstanding or Excellent;</li> <li>ii. Passivhaus: Plus or Premium;</li> <li>iii. Passivhaus Classic, provided this is supplemented with evidence to demonstrate how point 1 of this policy will also be met; or</li> <li>iv. Any other recognised national independent accreditation scheme, provided such scheme is demonstrated to be consistent with the requirements of this policy.</li> </ul> <p>c) Clause 3 (viability): It is acknowledged that for development proposals on previously developed land, the full delivery of requirements 1 a) and b) may not be possible in some cases for viability reasons. Consequently, in such circumstances, an Energy and Sustainability Statement will still be required, and, if full delivery of requirements 1 a) and b) are not proposed to be met, must set out the degree to which the requirements are proposed to be met in order to enable the development to become viable.</p> <p><u>Water standards</u></p> <p>5. To minimise impact on the water environment, all non-residential development proposals must:</p> <ul style="list-style-type: none"> <li>a) Incorporate greywater recycling and rainwater harvesting measures, where practicable;</li> <li>b) Incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing;</li> <li>c) Ensure external hard surfacing is permeable (unless there are technical and unavoidable reasons for not doing so in certain areas) thereby reducing energy demand on the water recycling network; and</li> <li>d) Consider the potential to incorporate a green roof and/or walls as part of wider sustainable water management.</li> </ul>	
<p>Policy CE3: Environmental standards for Residential Development</p>	<p><u>Energy Standards</u></p> <p>1. Residential development proposals involving new buildings must be supported by an Energy and Sustainability Statement which confirms that the proposals satisfy the following requirements:</p> <ul style="list-style-type: none"> <li>a) The development proposal generates at least the same amount of renewable electricity on-site (and preferably on-plot) as it demands over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This is a development management policy that stipulates energy and water standards for residential development. For example, proposals must be supported by an Energy and Sustainability Statement. Furthermore, developments must meet a higher water efficiency of</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>b) To help achieve point 1 above, residential development is expected to achieve a site average space heating demand of around 15-20kWh/m<sup>2</sup>/year and a site average total energy demand of 35 kWh/m<sup>2</sup>/year, through a 'fabric first' approach to construction. No single dwelling is to have a total energy demand in excess of 60 kWh/m<sup>2</sup>/year, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site).</p> <p>2. The Energy and Sustainability Statement must include details of assured performance arrangements, calculated using a methodology proven to accurately predict a buildings true energy performance, such as CIBSE TM54 or the PHPP, against 1 a) and b) above. As a minimum, this will require:</p> <p>a) The submission of 'pre-built' estimates of energy performance; and</p> <p>b) Prior to each dwelling being occupied, the submission of updated, accurate and verified 'as built' calculations of energy performance. Such a submission should also be provided to the first occupier (including a Non-Technical Summary of such estimates).</p> <p>3. Proposals should demonstrate a deliverable commitment to on-going monitoring of energy consumption, post-occupation, which has the effect, when applicable, of notifying the occupier that their energy use appears to significantly exceed the expected performance of the building, and explaining to the occupier steps they could take to identify the potential causes of such high energy use.</p> <p>Exceptional Basis Clauses</p> <p>4. In those circumstances where 1 a) and/or b) are not met (though in all cases the energy performance arrangements of points 2 a) and b) are still required), the development must be considered against the following exception clauses:</p> <p>a) Clause 1 (technical or policy reasons): Where, on an exceptional basis, points 1 a) and/or b) cannot be met for technical (e.g. overshadowing) or other policy reasons (e.g. heritage), then the Energy and Sustainability Statement must demonstrate both why they cannot be met, and the degree to which each of points 1 a) and b) are proposed to be met. A lack of financial viability will not be deemed either a technical or policy reason to trigger this exceptional basis clause. Where Clause 1 is utilised, and where the proposal is of 10 or more homes, then the applicant must either:</p> <p>i. Enter into an appropriate legal agreement which will either provide renewable energy infrastructure offsite equivalent to at least offsetting the additional energy requirements not achieved on site; or</p> <p>ii. Enter into an appropriate legal agreement to provide a financial contribution to the council's carbon offset fund to enable the offsetting of the remaining performance not achieved on site; or</p> <p>iii. Demonstrate that the residential units will be connected to a decentralised energy network or combined heat and power unit.</p> <p>b) Clause 2 (use of accreditation certification scheme): To simplify (and hence speed up) the decision-making process, applicants are able to demonstrate that they have met the requirements of points 1 a) and b) if they provide certified</p>	<p>105 litres per person per day (with 85 litres per person per day being encouraged). Residential developments should also integrate greywater recycling and rainwater harvest, as well as permeable hard surfaces and green roofs (where feasible).</p> <p>Improving the water efficiency of future developments is associated with various positive environmental impacts. For example, it reduces the volume of polluted surface runoff and limits runoff to pre-development greenfield rates. Reducing the water demand in residential developments also implies that there would be lower abstraction pressures on freshwater bodies. However, there are no Habitats Sites with a strong dependency on water quality and adequate flow volumes in the ZoI of Wokingham Borough.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy CE3 is screened out from AA.</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>demonstration of compliance that the development proposal achieved one of the following certifications:</p> <ul style="list-style-type: none"> <li>i. Passivhaus Plus or Premium; or</li> <li>ii. Passivhaus Classic, provided this is supplemented with evidence to demonstrate how point 1 of this policy will also be met;</li> <li>iii. Home Quality Mark; or</li> <li>iv. Any other recognised national independent accreditation scheme, provided such scheme is demonstrated to be consistent with the requirements of this policy.</li> </ul> <p>c) Clause 3 (viability): it is acknowledged that for development proposals on previously developed land the full delivery of requirements 1 a) and b) in this policy may not be possible in some cases for viability reasons. Consequently, in such circumstances, an Energy and Sustainability Statement will still be required, and, if full delivery of requirements 1 a) and b) are not proposed to be met, must set out the degree to which the requirements are proposed to be met in order to enable the development to become viable.</p> <p><u>Water standards</u></p> <p>5. To minimise impact on the water environment, all residential development proposals must:</p> <ul style="list-style-type: none"> <li>a) Meet the higher water efficiency standard of 105 litres or less per person per day (excluding allowance of up to five litres for external water consumption). Development proposals which go further than this (to, for example, 85 litres per day per person) are encouraged.</li> <li>b) Incorporate greywater recycling and rainwater harvesting measures, where practicable;</li> <li>c) Incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing;</li> <li>d) Ensure external hard surfacing is permeable (unless there are technical and unavoidable reasons for not doing so in certain areas) thereby reducing energy demand on the water recycling network;</li> <li>e) Consider the potential to incorporate a green roof and/or walls as part of wider sustainable water management; and</li> <li>f) Ensure, where possible, that residential garden areas include a rain harvesting water butt(s) of minimum 100 litre capacity.</li> </ul>	
<p>Policy CE4: Supporting a Circular Economy</p>	<ul style="list-style-type: none"> <li>1. In order to understand and reduce the lifecycle impacts of development, development proposals which demonstrate compatibility with, or furthering of, a strong circular economy in the local area will be supported in line with wider sustainable development objectives.</li> <li>2. Residential development proposals of 10 dwellings or more, or non-residential development proposals of 1,000 m<sup>2</sup> or greater gross internal area, will be required to submit a circular economy strategy as part of the Energy and Sustainability Statement. Where the development proposal includes the demolition of existing buildings or structures, the circular economy strategy should include a pre-demolition audit quantifying the material to be deconstructed and identifying suitable recovery routes.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports a circular economy for Wokingham Borough, such as by requiring developments above a certain capacity / size to submit a circular economy strategy. While promoting the principles of circular economy is considered positive for the environment, it has no direct bearing on the condition of Habitats Sites.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
		<p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy CE4 is screened out from AA.</p>
<p>Policy CE5: Embodied Carbon</p>	<ol style="list-style-type: none"> <li>Development proposals should, where practical and viable, take opportunities to reduce the development's embodied carbon content, through the careful choice, use and sourcing of materials. Sustainability statements submitted in support of applications should detail how the need to reduce embodied carbon has influenced the design.</li> <li>Residential development proposals of 50 dwellings or more, or non-residential development proposals of 5,000 m<sup>2</sup> or more gross internal area, will be required to submit a whole-life carbon assessments through a nationally recognised Whole Life-Cycle Carbon Assessment methodology and demonstrate actions taken to reduce life-cycle carbon emissions. This should explicitly set out what opportunities to lower a building's embodied carbon content have been considered, and which opportunities, if any, are to be taken forward.</li> </ol> <p><u>Demolition</u></p> <ol style="list-style-type: none"> <li>To avoid the wastage of embodied carbon in existing buildings and avoid the creation of new embodied carbon in replacement buildings, there is a presumption in favour of repairing, refurbishing, re-using and re-purposing existing buildings over their demolition. Development proposals that would result in the demolition of a building (in whole or a significant part) should be accompanied by a full justification for the demolition per the requirements of Policy CE4: Supporting a circular economy.</li> </ol> <p>Demolition will only be acceptable where it is demonstrated that:</p> <ol style="list-style-type: none"> <li>The building proposed for demolition is in a state of such disrepair that it is not practical or viable to be repaired, refurbished, re-used, or re-purposed; or</li> <li>Repairing, refurbishing, re-using, or re-purposing the building would likely result in similar or higher up-front embodied carbon cost than if the building is demolished and a new building is constructed; or</li> <li>Repairing, refurbishing, re-using, or re-purposing the building would create a building with such poor fabric performance that on a whole-life basis (i.e. considering embodied and operational emissions) a lower net carbon solution would result from demolition and re-build; or</li> <li>Demolition of the building and construction of a new building or space would demonstrably deliver significant public benefits that outweigh the carbon savings which would arise from the building being repaired, refurbished, re-used, or re-purposed.</li> </ol> <ol style="list-style-type: none"> <li>Applications within the countryside relating to the re-use or conversion of existing buildings will only be acceptable where they also meet the requirements of Policy SS5 or ER3 as applicable.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy stipulates that planning proposals should reduce their embodied carbon content, such as through the careful choice and sourcing of materials. Developments above a certain size / capacity must submit a Whole Life Cycle Carbon Assessment. While reducing the volume of embodied carbon content in developments is considered positive for the environment, it has no direct bearing on the condition of Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy CE5 is screened out from AA.</p>
<p>Policy CE6: Reducing Energy</p>	<ol style="list-style-type: none"> <li>Development proposals which would result in improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported in principle, with weight attributed to measures in proportion to the scale of improvement in fabric performance.</li> <li>The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be supported, providing no unacceptable impact to the significance of the heritage asset.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy that seeks to reduce energy consumption in existing buildings, such as by sensitive retrofitting.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
Consumption in Existing Buildings	<p>3. Development proposals which involve the change of use or redevelopment of an existing building, or an extension to an existing building, should take all opportunities to improve the energy efficiency (including the original building, if it is being extended).</p>	<p>While reducing energy consumption is considered positive for the environment, it has no direct bearing on the condition of Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy CE6 is screened out from AA.</p>
Policy CE7: Low Carbon and Renewable Energy Generation	<p><u>Energy generation schemes</u></p> <p>1. Development proposals for new standalone low carbon and renewable energy generation schemes and associated infrastructure, or extensions to existing schemes, will be supported where:</p> <ul style="list-style-type: none"> <li>a) They are of an appropriate size and scale, and do not give rise to unacceptable impacts on landscape, biodiversity, agricultural land quality and food production, heritage assets, and the character of the area;</li> <li>b) There are no unacceptable impacts on residential amenity, or the amenity of other sensitive neighbouring uses, by virtue of matters including noise, vibration, overshadowing, or shadow flicker;</li> <li>c) They demonstrate that a minimum of 10% biodiversity net gain will be achieved through the development actions; and</li> <li>d) Where relevant, they include a satisfactory scheme to restore the site to a quality of at least its original condition once operations have ceased. Where necessary, this will be secured by bond, legal agreement, or condition.</li> </ul> <p>Adverse effects will be weighed against the wider environmental, economic, social and community benefits provided by the proposal. In this regard, and as part of the planning balance, significant additional weight in favour of the proposal will arise for any proposal which is community-led for the benefit of that community.</p> <p><u>End of life removal</u></p> <p>2. Development proposals will be required to make satisfactory provision for removal through the preparation of an 'End of Life Removal Scheme'. A scheme should demonstrate how any biodiversity net gain that has arisen on the site will be protected or enhanced further, and how the materials to be removed would, to a practical degree, be re-used or recycled. The scheme should be implemented within one year of the facility becoming non-operational.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy that pertains low carbon and renewable energy generation in Wokingham Borough. For example, it supports new standalone low carbon and renewable energy generation schemes, provided that a range of criteria is met. However, there should be no unacceptable impacts on biodiversity, which would include Habitats Sites. While promoting low carbon and renewable energy generation is considered positive for the environment, it has no direct bearing on the condition of Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy CE7 is screened out from AA.</p>
Policy CE8: Protecting Renewable Energy Infrastructure	<p>1. Development proposals should not significantly harm:</p> <ul style="list-style-type: none"> <li>a) The technical performance of any existing or approved renewable energy generation installation;</li> <li>b) The potential for optimisation of strategic renewable energy installations; and</li> <li>c) The availability of the resource, where the operation is dependent on uninterrupted flow of energy to the installation.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy that protects the existing renewable energy infrastructure. While protecting such infrastructure is</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
		<p>considered positive for the environment, it has no direct bearing on the condition of Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy CE8 is screened out from AA.</p>
Chapter 7: Connections		
Policy C1: Active and sustainable transport and accessibility	<ol style="list-style-type: none"> <li>1. Development proposals must support the delivery of active and sustainable transport measures.</li> <li>2. Development proposals should prioritise travel by active means (including walking, cycling and wheeling), public transport, and incorporate inclusive infrastructure which provides connections to and within the development. This should focus on making the most efficient use of existing highway, including, where appropriate, reallocation of space to more sustainable modes.</li> <li>3. Development proposals should support the increased uptake of electric and zero emissions vehicles, in accordance with Policies C4 and C5.</li> <li>4. Development proposals must contribute to the delivery of an integrated transport system that is safe and accessible to all by implementing a proportionate package of measures that: <ol style="list-style-type: none"> <li>a) Ensure development is located where people of all ages and level of physical ability are able, or will be able, to access a wide range of essential social, community, and cultural facilities;</li> <li>b) Optimise accessibility and connectivity both within the proposed development and in the surrounding area, which includes having regard to schemes identified in cycling and walking strategies;</li> <li>c) Make active travel (including walking, cycling and wheeling) the mode of choice for shorter journeys, both within and outside the site, including safe and attractive links to new and existing facilities, services, bus stops, train stations and existing non-motorised routes;</li> <li>d) Ensure buildings and spaces are inclusively designed to be legible and permeable for all, and provide for the delivery of, and improvement to, walking and cycling routes that serve the site, the wider area and adjoining development parcels;</li> <li>e) Reduce reliance on single occupancy car trips and prioritise and increase the use of sustainable transport modes;</li> <li>f) Maximise opportunities to provide improved and viable public and community transport and other mobility services and routes, including through active engagement with providers as appropriate;</li> <li>g) Maximise integration of, and interchange between, sustainable transport modes;</li> <li>h) Embrace opportunities to minimise congestion and delay, as part of an effective strategy to manage harmful emissions and improve air quality; and</li> <li>i) Facilitate transport innovations and solutions which reduce greenhouse gas emissions.</li> </ol> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy requires new development proposals to deliver active and sustainable transport measures, such as by prioritising active travel means (e.g. walking, cycling and wheeling), supporting the uptake of electric and zero emissions vehicles and reducing reliance on single occupancy car trips.</p> <p>Thereby, the policy content plays an important role in mitigating the impact pathways that are relevant to the Wokingham Borough Local Plan. Enhancing existing or providing new active travel networks in proximity to new developments has the potential absorb recreational pressure locally. Furthermore, promoting the use of electric vehicles and reducing reliance on cars helps reduce atmospheric pollution impacts, including in Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy C1 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	Development proposals should show how they have met criteria 4a) to 4i) above and, where appropriate, demonstrate how they support the objectives and policies of the most up to Local Transport Plan (and its supplementary and supporting strategies) or any successor strategy.	
Policy C2: Mitigation of transport impacts and highways safety and design	<p>1. Development proposals must fully assess the transport impacts of the development and provide for appropriate mitigation to minimise the adverse effects. Specifically, development proposals are required to:</p> <ul style="list-style-type: none"> <li>a) Ensure that any material adverse impacts on existing and forecast traffic conditions are mitigated;</li> <li>b) Provide, or make reasonable contributions towards providing, the transport infrastructure necessary to address the needs arising from the proposal, having regard to the cumulative impacts of development, secured either as a requirement of planning conditions or by the payment of financial contributions through planning obligations, and/or the Community Infrastructure Levy;</li> <li>c) Prepare and submit Transport Assessments or Statements alongside development proposals in accordance with the council's Local Validation requirements; and</li> <li>d) Implement measures to promote and improve sustainable travel through agreed travel plans or through making an appropriate contribution to the borough wide My Journey initiative or any successor scheme. Travel plans should include appropriate monitoring to ensure targets are met.</li> </ul> <p>2. With regards to highways safety and design, all development proposals must implement a proportionate package of measures that:</p> <ul style="list-style-type: none"> <li>a) Ensure safe and suitable access to the site for all users;</li> <li>b) Contribute towards a high quality public realm designed in accordance with Living Streets (or any successor document), user access hierarchy and demonstrate how the relevant principles of Healthy Streets have been incorporated;</li> <li>c) Prioritise pedestrian, cycling and sustainable transport in accordance with Policy C1;</li> <li>d) Design roads to optimise traffic flows to avoid adverse environmental impacts; and</li> <li>e) Provide effective, convenient and safe delivery, collection, servicing and refuse, and recycling collection arrangements.</li> </ul> <p>Proposals for new roads should be tracked for larger vehicles and, if served by bus routes, would need to accommodate bus stop infrastructure to an agreed standard with the local highway authority.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy seeks to mitigate transport impacts and addresses highways safety and design. For example, Transport Assessments will need to be submitted in support of planning applications. Furthermore, developments are required to implement measures that promote and improve sustainable travel throughout the borough (e.g. the My Journey initiative).</p> <p>Thereby, the policy content plays an important role in mitigating the impact pathways that are relevant to the Wokingham Borough Local Plan. For example, delivering measures to enhance active travel modes will help reduce atmospheric pollution impacts, including in Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy C2 is screened out from AA.</p>
Policy C3: Active travel	<p>1. Development proposals must promote sustainable transport by prioritising active travel, including walking, wheeling, and cycling.</p> <p><u>Walking and Wheeling</u></p> <p>2. Development proposals should:</p> <ul style="list-style-type: none"> <li>a) Prioritise and improve the pedestrian environment and contribute towards achieving a high-quality public realm, including the provision of facilities for pedestrians to rest and relax (including seating) and high-quality and safe road environment (including safe crossings, where needed).</li> <li>b) Be permeable, easy and safe to walk and wheel through, and enhance existing routes which are adequately lit, create step-free legible access and entrance points whilst providing direct links to other pedestrian movement corridors.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy requires new development proposals to prioritise active travel, including walking, wheeling and cycling. For example, the pedestrian environment is to be improved by providing benches, safe crossings, adequate lighting and enhanced wayfinding. Cycle routes are to be upgraded through the provision of</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>c) Avoid severance and, where necessary, provide for routes and crossings close to desire lines, particularly those to everyday facilities.</p> <p>d) Maintain and enhance walking and wheeling routes identified in the most up to date walking and cycling strategy and create high quality links to connect to these routes where appropriate.</p> <p>e) Provide or contribute towards improved wayfinding, including signposted links to key infrastructure, public transport hubs, green spaces and Green Routes and Greenways networks, where appropriate.</p> <p>f) Consider the needs of all users through inclusive design.</p> <p><u>Cycling</u></p> <p>3. Development proposals should:</p> <p>a) Contribute towards the improvement of the public realm to support cycling, including the provision of facilities to support cyclists. Care should be taken to ensure the safety of cyclists and avoid conflict with other users of the public realm;</p> <p>b) Maintain and enhance the quality of cycle routes as appropriate, including those identified in the most up-to-date walking and cycling strategy, as well as maximising opportunities to add to or extend these, in order to support a high quality integrated cycle network;</p> <p>c) Provide supporting facilities including pick-up points, secure and sheltered cycle parking (for both occupiers and visitors), electric bike charging facilities, and shower, changing and storage facilities to support target mode shares as appropriate;</p> <p>d) Provide or contribute towards, improved wayfinding, including signposted links to key infrastructure, public transport hubs, green spaces and Green Routes and Greenways networks, where appropriate; and</p> <p>e) Consider the needs of all users through inclusive design.</p>	<p>supporting facilities, such as pick-up points, cycle parking, electric bike charging facilities and enhanced safety measures.</p> <p>Thereby, the policy content plays an important role in mitigating the impact pathways that are relevant to the Wokingham Borough Local Plan. For example, delivering measures to enhance active travel modes will help reduce atmospheric pollution impacts, including in Habitats Sites. Safe and attractive active travel routes also have the potential to absorb recreational pressure locally, reducing visitor volume in Habitats Sites that are sensitive to recreational pressure</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy C3 is screened out from AA.</p>
<p>Policy C4: Green and blue infrastructure and public rights of way</p>	<p><u>Green and blue infrastructure</u></p> <p>1. Green and blue infrastructure will be protected and enhanced for their biodiversity, recreational, amenity, health, townscape and landscape value, and their contribution towards mitigating and adapting to climate change.</p> <p>2. Development proposals should plan for a network of publicly accessible green and blue infrastructure from the outset as appropriate. New development should:</p> <p>a) Avoid the loss, fragmentation, isolation or other adverse impacts on networks of habitats and existing green and blue infrastructure (including green routes and long-distance riverside paths as shown on the Policies Map), unless replacement provision can be provided which will improve the green and blue infrastructure network in terms of its quantity, quality and accessibility;</p> <p>b) Provide opportunities for, or contribute towards, improvements and enhancements to the quality and quantity of the wider multi-functional green and blue infrastructure network and other open spaces (for example extending spaces and connections and/or better management), in particular by integrating existing green and blue infrastructure assets into the proposed development through high-quality design;</p> <p>c) Promote accessibility, linkages and permeability between and within existing green and blue corridors, for people and wildlife by strengthening ecological networks and connecting settlements to the countryside via a network of Greenways, green routes, public open spaces,</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy protects and enhances green and blue infrastructure, as well as integrating PRoWs into the design of new developments. For example, development proposals should avoid the loss, fragmentation or isolation of such infrastructure, and promote accessibility / permeability of green and blue infrastructure corridors.</p> <p>Thereby, the policy content plays an important role in mitigating the impact pathways that are relevant to the Wokingham Borough Local Plan. For example, protecting and enhancing green / blue infrastructure will make the borough more attractive for active travel modes, thereby reducing atmospheric pollution impacts, including in Habitats Sites. Such infrastructure is also appealing as a focal point for</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>footpaths, riverside paths, bridleways and cycle routes. This includes connections to local services and facilities, public transport and green spaces; and</p> <p>d) Provide clear arrangements for the long-term maintenance and management and/or enhancement of the green and blue infrastructure assets.</p> <p><u>Public Rights of Way</u></p> <p>3. Development proposals must integrate with the Public Rights of Way network to promote connectivity and contribute towards the delivery of prioritised routes in the council's rights of way improvement plan where appropriate. New Public Rights of Way will be supported where they are designed to be safe, inclusive and inviting spaces.</p> <p>4. Development proposals in the vicinity of the Emm Brook and River Loddon should contribute towards the achievement of a multi-use riverside footpath, cycleway and bridleway as defined on the Policies Map and in the council's rights of way improvement plan.</p> <p>5. Development proposals for new, extended or enhanced green routes will be supported. Green routes and green route enhancement areas are set out on the Policies Map.</p>	<p>recreation, potentially drawing visitor pressure away from more sensitive Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy C4 is screened out from AA.</p>
<p>Policy C5: Parking and electric vehicle charging</p>	<p>1. Development proposals should provide and retain vehicle parking (including motorcycles) and cycle parking that caters for the needs of all users (including people with disabilities and visitors) that is appropriate to the location and the scale of development.</p> <p>The assessment of requirements will have particular regard to the following factors:</p> <ol style="list-style-type: none"> <li>The accessibility of the proposed development;</li> <li>The type, mix, occupancy and use of the proposed development;</li> <li>The availability of and opportunities for public transport;</li> <li>The level of car ownership in the area; and</li> <li>Other locally specific issues including availability of parking and enforcement nearby.</li> </ol> <p><u>Electric vehicle charging</u></p> <p>2. All development proposals should provide electric vehicle charging points in line with adopted standards.</p> <p>3. Proposals to retrofit charging points into existing areas will be encouraged providing this would not result in any adverse impact on highway, pedestrian or cycle safety.</p> <p>4. All charging points should be appropriately located to allow for easy and convenient access from the charge point to the parking space(s), and be designed and located in a way which:</p> <ol style="list-style-type: none"> <li>Minimises the intrusion of the charge point on the wider use and access of the land;</li> <li>Minimises the risk of vehicle collision with the charge point; and</li> <li>Has ease of access for maintenance and replacement of electric vehicle charging infrastructure.</li> </ol> <p>Residential development proposals of 10 dwellings or more, or non-residential development proposals of 1,000 m<sup>2</sup> or greater gross internal area will be required to submit an Electric Vehicle Charging Strategy to demonstrate that the provision of electric vehicle charging facilities in developments are in a safe, convenient and accessible location, in accordance with requirements 4a) – c) above.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy safeguards existing vehicle parking and requires development proposals to provide electric vehicle charging points in accordance with adopted standards. Proposals above certain capacity / area thresholds must submit an Electric Vehicle Charging Strategy.</p> <p>By ensuring that an adequate number of electric vehicle charging points is delivered across Wokingham Borough, this policy aids the transition towards a more sustainable vehicle fleet. Over time, this will assist in reducing atmospheric pollution levels, including potential negative impacts in air quality sensitive Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy C5 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
<p>Policy C6: Technology and innovation in transport</p>	<p><u>Technological innovation</u></p> <ol style="list-style-type: none"> <li>1. Technology and innovation in transport which is designed to improve mobility, reduce congestion and improve emissions and air quality will be supported provided it does not have an unacceptable impact on highway safety or amenity, and does not give rise to other unacceptable environmental concerns.</li> </ol> <p><u>Existing refuelling stations</u></p> <ol style="list-style-type: none"> <li>2. Existing refuelling stations will be retained, unless demonstrated to be operationally unviable. Opportunities to incorporate new technologies into existing refuelling stations, (such as hydrogen refuelling, electric vehicle charging facilities) should be maximised and should be fully explored before a change to an alternative use is considered for the site.</li> <li>3. Complementary uses at refuelling stations will be considered favourably where this would support their evolution, providing there would be no unacceptable impact on the vitality and viability of centres defined in the retail hierarchy.</li> </ol> <p><u>New refuelling stations</u></p> <ol style="list-style-type: none"> <li>4. There will be a presumption against development proposals for new refuelling stations providing for fossil fuels. New or replacement refuelling facilities will be directed to accessible locations on the highway network and must incorporate the latest refuelling technologies from the outset. The layout and design of new or replacement facilities should be as flexible as possible to allow incorporation of, and adaptation to, future technological innovations.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports the delivery of technology innovations in transport to reduce emissions and improve air quality. Furthermore, no refuelling stations providing for fossil fuels will be permitted. There is a potential for positive impacts on Habitats Sites that are sensitive to atmospheric pollution.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy C6 is screened out from AA.</p>
<p>Policy C7: Digital infrastructure and communications technology</p>	<ol style="list-style-type: none"> <li>1. The roll out and continued improvement of digital infrastructure and communications technology will be supported, including full-fibre gigabit-capable broadband, 4G and 5G technologies.</li> <li>2. Development proposals for new residential, employment and retail uses must demonstrate how gigabit-capable broadband and mobile connectivity have been incorporated.</li> </ol> <p><u>New digital and communications technology infrastructure</u></p> <ol style="list-style-type: none"> <li>3. Development proposals for digital infrastructure or communications technology will be supported where they:             <ol style="list-style-type: none"> <li>a) Minimise adverse impacts on local character, amenity, heritage assets, the quality of the public realm or pedestrian / highway safety;</li> <li>b) Explore innovative design and technology solutions, such as concealment/camouflage options, to minimise visual impact;</li> <li>c) Explore opportunities to make the most efficient use of existing telecommunication sites, such as mast sharing or use of existing buildings or structures; and</li> <li>d) Demonstrate no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive.</li> </ol> </li> </ol> <p><u>Fibre to the Premises (FTTP):</u></p> <ol style="list-style-type: none"> <li>4. New residential and non-residential development proposals must provide access to full fibre gigabit capable broadband or, where it has been demonstrated not to be achievable, the fastest possible connection at first occupation.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports the roll-out and continued improvement of digital infrastructure and communications technology, such as the provision of fibre to new developments. However, a general support for the delivery of such technology has no relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy C7 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>5. In locations where full fibre connectivity is not currently available, development proposals must:</p> <ul style="list-style-type: none"> <li>a) Provide clear evidence of engagement with a range of digital infrastructure providers at the earliest opportunity in the planning process on the upgrading or roll-out of digital infrastructure;</li> <li>b) Where one or more providers have agreed to provide access to superfast broadband connectivity or full fibre, be designed to connect into the new service and be made available to occupiers; and</li> <li>c) Utilise dedicated telecommunications ducting to enable the future provision of full fibre connectivity.</li> </ul> <p><u>Telecommunications Infrastructure:</u></p> <p>6. Development proposals should consider mobile telecommunications requirements to ensure that there is suitable coverage.</p>	
Policy C8: Utilities	<p>1. Development proposals must demonstrate that there is sufficiency capacity for electricity, water supply and waste water collection and treatment infrastructure on and off site to service the development, and that agreement has been or will be sought from the appropriate utility / service providers.</p> <p>2. Development proposals which results in the need for off-site upgrades to the existing utility network should ensure the occupation of the development is aligned with the delivery of the necessary infrastructure.</p> <p><u>Accounting for existing infrastructure</u></p> <p>3. Development proposals should be carefully designed to take account of existing infrastructure and minimise the potential for future disruption from maintenance and upgrading of infrastructure by:</p> <ul style="list-style-type: none"> <li>a) Utilising service margins/corridors for external installations;</li> <li>b) Minimising the number of underground road crossings; and</li> <li>c) Inside buildings, utilising serviceable ducting to enable future upgrading.</li> </ul> <p><u>New infrastructure schemes</u></p> <p>4. Development proposals for new utilities infrastructure, or the extension or upgrading of existing utilities infrastructure, will be supported provided that any adverse impacts on amenity, character and the highway network can be minimised.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy requires development proposals to demonstrate that there is sufficient capacity in utilities to serve the development, including electricity, water supply and sewage collection and treatment infrastructure.</p> <p>Generally, this is considered to be positive for Habitats Sites, as the policy will ensure that sufficient headroom is available at Wastewater Treatment Works to accommodate the increase in sewage effluent generated by developments.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy C8 is screened out from AA.</p>
Chapter 8: Economy, Employment and Retail		
Policy ER1: Core Employment Areas	<p>1. Core Employment Areas will be protected for continued economic use. Development proposals will be supported where they provide a range of types and sizes of units, including flexible space that can be easily adapted to meet current and future needs, and encourages start ups and grow on space.</p> <p>2. Development proposals for business, industry or warehousing will be supported in principle at Core Employment Areas, as defined on the policies map and listed below:</p> <ul style="list-style-type: none"> <li>a) Green Park Business Park, Reading;</li> <li>b) Headley Road East Industrial Estate, Woodley;</li> <li>c) Hogwood Industrial Estate, Finchampstead;</li> </ul>	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This policy identifies Core Employment Areas that will be protected for continued economic use and where employment proposals will be</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>d) Molly Millars Industrial Estate, Wokingham;                      e) Ruscombe Business Park, Ruscombe;                      f) Suttons Industrial Estate, Earley;                      g) Thames Valley Business Park, Earley;                      h) Thames Valley Science and Innovation Park, Shinfield;                      i) Toutley Industrial Estate, Wokingham; and                      j) Winnersh Triangle Business Park, Winnersh.</p> <p>3. Expansion and intensification of employment uses within Core Employment Areas will be supported where:                      a) It is appropriate to the character of the area; and                      b) It does not have an unacceptable impact on nearby residential uses, other employment uses and other uses, including impacts caused by traffic movements, noise, emissions, odour, hours of operation and lighting.</p> <p>4. Development proposals for new uses that are complimentary to the successful operation of Core Employment Areas and that support rejuvenation or regeneration will be supported provided that:                      a) Non-employment uses would support the character and economic function of the Core Employment Area and not lead to a significant reduction in employment uses; and                      b) The replacement use does not undermine the continued economic function of the wider Core Employment Area.</p> <p><u>Loss of employment floorspace</u></p> <p>5. Development proposals involving non-employment uses within Core Employment Areas will only be acceptable in the following exceptional circumstances:                      a) It does not hinder or undermine the continued operation and role of the Core Employment Area;                      b) It is evidenced that there is no market interest in the site for employment purposes following genuine, active and effective marketing; and                      c) There is evidence of need for the proposed development, and the need for it to be located within a Core Employment Area.</p>	<p>supported. The policy also explicitly protects against the loss of existing employment land.</p> <p>By identifying the geographic location of future employment opportunities, the main parameter in determining future commuter routes to work, the policy has the potential to result in increased atmospheric pollution of Habitats Sites.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Atmospheric pollution</li> </ul> <p>Overall, Policy ER1 is screened in for AA.</p>
<p>Policy ER2:                      Employment uses outside Core Employment Areas</p>	<p><u>New employment floorspace</u></p> <p>1. Employment development proposals of less than 1,000m<sup>2</sup> gross internal area within a defined settlement but outside Core Employment Areas will be supported provided:                      a) It is appropriate to the character of the area; and                      b) It does not have an unacceptable impact on nearby residential uses, other employment uses and other uses, including impacts caused by traffic movements, noise, emissions, hours of operation, odour and lighting.</p> <p>2. Employment development proposals of 1,000m<sup>2</sup> or greater gross internal area within a defined settlement but outside Core Employment Areas must demonstrate:                      a) Compliance with a sequential approach to location that demonstrates there are no suitable and available opportunities within Core Employment Areas;                      b) How it is appropriate in nature and scale to its location;                      c) The number and type of jobs likely to be created, including how they are to be sourced; and</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy that supports employment development proposals outside Core Employment Areas, provided that several criteria are met. It also prevents the loss of employment land outside these areas. However, the policy content has no relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>d) It does not have an unacceptable impact on nearby residential uses, other employment uses and other uses, including impacts caused by traffic movements, noise, emissions, hours of operation, odour and lighting.</p> <p><u>Loss of employment floorspace</u></p> <p>3. Development proposals involving the loss of employment uses or land outside of Core Employment Areas will only be supported where:</p> <ul style="list-style-type: none"> <li>a) It is appropriate to the character of the area;</li> <li>b) It does not have unacceptable impacts on nearby uses;</li> <li>c) There is strong evidence that there is no market interest for employment purposes, following genuine, active and effective marketing; and</li> <li>d) It would not lead to an unacceptable piecemeal change.</li> </ul>	<p>Overall, Policy ER2 is screened out from AA.</p>
<p>Policy ER3: Supporting the rural economy</p>	<ul style="list-style-type: none"> <li>1. Development proposals that contribute towards supporting a prosperous rural economy will be encouraged.</li> <li>2. Development proposals for economic development in the countryside will only be supported where: <ul style="list-style-type: none"> <li>a. There is a genuine need to support an existing or new rural business or enterprise;</li> <li>b. The scale and nature of the proposed development is appropriate to its rural location;</li> <li>c. The reuse or adaptation of existing buildings has been incorporated into the development, and where appropriate buildings which are derelict or offer no opportunity for beneficial use have been removed;</li> <li>d. Any conversions, buildings or structures are of a high quality design that is of a scale which is proportionate to its use and reflects and respects the character of the rural setting;</li> <li>e. There would be no significant adverse impacts to the amenity of nearby residents, including through odour, noise, lighting or operations;</li> <li>f. Environmental improvements are incorporated into the design of the development, for example additional landscaping and biodiversity enhancements; and</li> <li>g. Any traffic generated would not be inappropriate for the rural road network.</li> </ul> </li> <li>3. Development proposals will generally be supported which facilitate the introduction of or improvement to electronic communications networks and digital infrastructure to help support local businesses, including the expansion of full fibre gigabit capable broadband.</li> <li>4. Development proposals for live-work units within the countryside will be supported where they allow buildings to be appropriately converted and where they would not lead to the isolated development of dwellings.</li> </ul> <p><u>Farm diversification</u></p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports the rural economy by enabling adequate employment development in the countryside, provided that several criteria are met. It also supports proposals for farm diversification under certain circumstances. However, a broad support for such proposals has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy ER3 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ol style="list-style-type: none"> <li>5. Small scale retail development associated with farm shops and horticultural nurseries will be supported where proposals are ancillary to the main use of the farm/nursery and do not cause significant harm to the vitality and viability of retail centres.</li> <li>6. Development proposals for farm diversification must be accompanied by a comprehensive whole farm diversification plan, which establishes how the proposed changes will assist in retaining the viability of a farm and its agricultural enterprise.</li> </ol>	
<p>Policy ER4: Employment and Skills Plans</p>	<ol style="list-style-type: none"> <li>1. Development proposals for 10 or more dwellings or 1,000m<sup>2</sup> of non-residential floorspace should be accompanied by an Employment and Skills Plan to show how the proposal provides opportunities for training, apprenticeships or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal.</li> <li>2. Where it is demonstrated that an Employment and Skills Plan either cannot be implemented, or is inappropriate for the proposal, an in lieu financial contribution will be sought to fund relevant employment, skills and training initiatives elsewhere.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy requires planning applications beyond a certain capacity or floorspace to deliver an Employment and Skills Plan. However, this requirement has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy ER4 is screened out from AA.</p>
<p>Policy ER5: The hierarchy of centres</p>	<ol style="list-style-type: none"> <li>1. All centres will be supported and strengthened to ensure they continue to be the focus of local communities. Development proposals that protect and enhance their role and function will be supported in principle.</li> <li>2. The hierarchy of centres in the borough is defined on the policies map and listed below: <ol style="list-style-type: none"> <li>a. Major town centre: <ol style="list-style-type: none"> <li>i. Wokingham town centre.</li> </ol> </li> <li>b. Small town and district centres (listed alphabetically by location): <ol style="list-style-type: none"> <li>i. Arborfield Green district centre (being delivered through the SDL);</li> <li>ii. Lower Earley district centre;</li> <li>iii. Shinfield Road district centre;</li> <li>iv. Twyford village centre;</li> <li>v. Winnersh centre; and</li> <li>vi. Woodley town centre.</li> </ol> </li> <li>c. Local centres (listed alphabetically by location): <ol style="list-style-type: none"> <li>i. Crowthorne Station, Dukes Ride, Crowthorne (Pinewood);</li> <li>ii. Greenwood Road, Crowthorne (Pinewood);</li> <li>iii. Maiden Place, Earley;</li> <li>iv. Silverdale Road, Earley;</li> <li>v. Shepherd's Hill, Earley and Woodley;</li> <li>vi. California Crossroads, Finchampstead North;</li> <li>vii. School Green, Shinfield;</li> <li>viii. Basingstoke Road near the junction for Beech Hill Road, Spencers Wood;</li> </ol> </li> </ol> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports the hierarchy of centres across Wokingham Borough, including Wokingham's major town centre, small town and district centres, and local centres. However, no development in these centres is proposed and strategic developments are adequately assessed in Policy SS12 and SS13. Defining the main centres in Wokingham Borough has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy ER5 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>ix. Basingstoke Road, Three Mile Cross;</li> <li>x. Wargrave High Street, Wargrave;</li> <li>xi. Ashridge Road, Wokingham;</li> <li>xii. Clifton Road / Emmbrook Road, Wokingham;</li> <li>xiii. Bean Oak Road, Wokingham;</li> <li>xiv. Rances Lanes, Wokingham;</li> <li>xv. Howlett Grove, Matthewsgreen, Wokingham;</li> <li>xvi. Beechey Place, Montague Park, Wokingham;</li> <li>xvii. Woosehill Centre, Woosehill, Wokingham;</li> <li>xviii. Woosehill Lane, Woosehill, Wokingham;</li> <li>xix. Brecon Road, Woodley;</li> <li>xx. Coppice Road, Woodley; and</li> <li>xxi. Loddon Vale, Woodley.</li> </ul> <p>3. New district and local centres are planned as part of the South Wokingham Strategic Development Location (Policy SS12) and Loddon Valley Garden Village (Policy SS13) allocations, where they are suitable in scale to the level of growth proposed.</p> <p>4. Primary Shopping Areas are defined on the policies map in Lower Earley, Twyford, Wokingham and Woodley.</p> <p>5. Development proposals for main town centre uses will be supported in accordance with the hierarchy and a 'town centre first' sequential approach, where they are suitable in terms of scale and design.</p>	
<p>Policy ER6: Town, district and local centres and shopping parades</p>	<p><u>New development</u></p> <ol style="list-style-type: none"> <li>1. Development proposals in town, district and local centres, and shopping parades must:             <ol style="list-style-type: none"> <li>a) Maintain or enhance the vitality and viability of the centres as places to shop, work and spend leisure time, including into the evening where appropriate to the role and function of the centre;</li> <li>b) Be of a scale, type and format that reflects and enhances the character of the centre including its role and function within the hierarchy;</li> <li>c) Enhance the provision of day-to-day shopping facilities, where appropriate in relation to the role and function of the centre;</li> <li>d) Maximise opportunities to improve accessibility for all users; and</li> <li>e) Maximise opportunities to improve digital infrastructure within the centre and promote smart technology, where practicable.</li> </ol> </li> <li>2. Development proposals for the following uses will be supported within Primary Shopping Areas:             <ol style="list-style-type: none"> <li>a) Retail uses and the retention of prominent shop fronts;</li> <li>b) Main town centre uses and services, providing they support the overall function of the centre and maintain an active frontage; and</li> <li>c) Office and residential development on the upper floors of units.</li> </ol> </li> </ol> <p><u>Loss of retail in Primary Shopping Areas</u></p> <ol style="list-style-type: none"> <li>3. Changes of use within the Primary Shopping Areas from retail to non-Class E uses will only be permitted where they do not result in a disproportionate concentration of non-Class E units that would be harmful to the vitality of that centre.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy sets out a general support for development in Primary Shopping Areas, provided that several criteria are met. It also prevents the loss of retail and shopping facilities in Primary Shopping Areas and local centres. However, a general support for development in principle has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy ER6 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p><u>Loss of shopping facilities in local centres</u></p> <p>4. The loss of day-to-day shopping facilities in local centres will only be permitted where:</p> <ul style="list-style-type: none"> <li>d) Alternative day-to-day shopping facilities are available via convenient and safe walking routes and within reasonable walking distance from the existing retail use; or</li> <li>e) The existing retail use is demonstrated to no longer be viable through evidence that genuine sustained efforts to promote, improve and market the facility at a reasonable value have been undertaken.</li> </ul>	
<p>Policy ER7: Strengthening the role of centres</p>	<p>1. Main town centre uses should be located within the centres defined in the hierarchy set out in Policy ER5, where sites are suitable, available and viable.</p> <p>2. Development proposals for main town centre uses outside of a defined centre must comply with the sequential test and the retail impact assessment, where they meet the threshold identified below.</p> <p><u>Sequential test</u></p> <p>3. Development proposals for 500m<sup>2</sup> (gross) or more of town centre uses on new sites or extensions to existing sites in locations outside a defined centres or allocations including town centre uses, must comply with the sequential test.</p> <p>4. The sequential test should assess in-centre sites in the order of preference of the hierarchy of centres, unless a development proposal is intended to meet a particular local need in a specific area.</p> <p>5. Robust evidence will be required to demonstrate that there are not more sequentially preferable locations which could accommodate the floorspace.</p> <p><u>Retail impact assessment</u></p> <p>6. Development proposals for 500m<sup>2</sup> (gross) or more of retail or leisure uses on new sites or extensions to existing sites in locations outside of a defined centres or allocations including retailed and leisure uses, will submit a retail impact assessment.</p> <p>7. The assessment must demonstrate that the proposal will not have an adverse impact on the vitality and viability of existing and future identified centres.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy strengthens the role of centres by stipulating that main town centre uses should be located within the defined centres. For example, for proposals located outside centres, a sequential test and retail impact assessment must be completed. However, strengthening the role of centres has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy ER7 is screened out from AA.</p>
<p>Policy ER8: Wokingham town centre</p>	<p>1. Development proposals within or nearby Wokingham town centre should promote and enhance its role, vitality and viability. Development proposals should retain and enhance the historic market town character of Wokingham town centre and support its role as a centre by:</p> <ul style="list-style-type: none"> <li>a) Retaining prominent shopfronts within the primary shopping area as far as is practicable;</li> <li>b) Providing and maintaining complementary town centre uses (including offices and residential) within the defined town centre boundary;</li> <li>c) Expanding the food, entertainment and leisure, and cultural offer within Wokingham town centre including into the evening as appropriate;</li> <li>d) Supporting the regeneration of sites for main town centre uses;</li> <li>e) Supporting the appropriate development of upper floors within the town centre, where possible access should be on the street frontage;</li> <li>f) Supporting higher density development where appropriate;</li> <li>g) Conserving and enhancing historic quality and interest;</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy specifies criteria for development proposals within or nearby Wokingham town centre. For example, prominent shopfronts will need to be retained and higher density of development delivered. However, safeguarding the role of Wokingham town centre has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>h) Improving the attractiveness and usability of the existing public realm, including through public art, materials, street furniture and way finding;</li> <li>i) Providing an environment that allows people to easily move around by active travel;</li> <li>j) Ensuring appropriate car parking;</li> <li>k) Maintaining and enhancing important public spaces in the town centre; and</li> <li>l) Providing quality spaces for outdoor events.</li> </ul>	<p>Overall, Policy ER8 is screened out from AA.</p>
<p>Policy ER9: Woodley town centre and Lower Earley district centre</p>	<p>1. Development proposals that seek to enhance the vitality and viability of Woodley town centre and Lower Earley district centre will be supported where they incorporate:</p> <ul style="list-style-type: none"> <li>a) Improvements to the cohesion of the centre, including links through and around the centres by active travel;</li> <li>b) Improvements to permeability and legibility to support easy and safe movement;</li> <li>c) Remediation and enhancement of shop fronts and building facades; and</li> <li>d) Improvements to the public realm, including open space and green infrastructure.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy seeks to enhance the vitality and viability of Woodley town centre and Lower Earley district centre by specifying several requirements for new planning applications. However, safeguarding the role of these centres has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy ER9 is screened out from AA.</p>
<p>Chapter 9: Housing</p>		
<p>Policy H1: Housing mix, density and standards</p>	<p>1. Residential development proposals will contribute to the delivery of sustainable, inclusive and mixed communities by providing an appropriate mix of housing types, tenures, densities and sizes, to meet the existing and future housing needs of all sectors of the community, including those with specialist requirements.</p> <p><u>Mix and Density</u></p> <ul style="list-style-type: none"> <li>2. The mix of housing provided should reflect and respond to the identified housing needs and demands as set out in the council's most up to date evidence of housing need.</li> <li>3. Development proposals should optimise density, make efficient use of land and achieve high quality design, that responds to the size, location, opportunities and constraints of the site, and is appropriate to the character and amenity of the area. Development proposals within the defined town and district centres and in urban locations with a good standard of accessibility to public transport will be expected to achieve higher densities as appropriate.</li> </ul> <p><u>Accessibility</u></p> <ul style="list-style-type: none"> <li>4. All residential development proposals, including those providing a form of specialist accommodation for older people (including extra care housing) will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy specifies the housing mix, density and standards to be provided across Wokingham Borough. However, these parameters have no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H1 is screened out from AA.</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome						
	<p>5. On development proposals providing 20 or more new build dwellings, at least 5% of all new housing will be wheelchair accessible and adaptable in line with M4(3) of the Building Regulations.</p> <p>6. On development proposals providing specialist accommodation for older people (including extra care housing), at least 25% of all new housing will be constructed to M4(3) standard.</p> <p>7. Development proposals that do not meet the accessibility standards will need to provide robust evidence to justify that exceptional circumstances exist.</p> <p><u>Internal Space Standards</u></p> <p>8. Residential development proposals must meet the up to date nationally described space standard for minimum internal space.</p>							
<p>Policy H2: Presumption against residential losses</p>	<p>1. Development proposals that would result in the net loss of existing residential units of accommodation, land allocated for residential accommodation, or land with planning permission for residential accommodation will only be supported where one or more of the following criteria are met:</p> <ul style="list-style-type: none"> <li>a) The safeguarding of the residential use would be undesirable due to proven existing environmental considerations;</li> <li>b) The development proposal would replace or improve substandard accommodation to a suitable standard, including meeting residential space standards;</li> <li>c) The development proposed would provide, or enable the delivery of, an essential social, community or cultural facility or service where it has been demonstrated that no suitable and available alternative exists;</li> <li>d) The loss of residential units would be linked to a wider comprehensive scheme of development which would not lead to an overall net loss of residential units.</li> </ul> <p>Where the net loss is acceptable in principle, the loss in the number of residential units of accommodation should be minimised.</p> <p>2. Development proposals that would result in the partial loss or change of use of an existing unit of residential accommodation to non-residential use will only be supported provided all the following criteria are met:</p> <ul style="list-style-type: none"> <li>a) The resultant development would provide satisfactory levels of residential amenity for future occupiers of the retained residential use, and would not unacceptably impact on the amenity of the occupiers of nearby properties and land uses; and</li> <li>b) The retained residential accommodation would provide acceptable standards of accommodation including compliance with up-to-date residential space standards, appropriate layout of rooms, appropriate noise insulation, and quality internal and external environment including usable outdoor amenity space.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy stipulates that the loss of residential sites will not be permitted unless several criteria are met. However, the retention of extant dwellings has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H2 is screened out from AA.</p>						
<p>Policy H3: Affordable housing</p>	<p>1. All residential development proposals for at least 5 units of accommodation (gross), 5 bedspaces (gross), or covering a site area of at least 0.16 ha will provide affordable housing, where viable. The minimum percentages of affordable housing sought are:</p> <table border="1" data-bbox="340 1289 1442 1372"> <thead> <tr> <th data-bbox="340 1289 1003 1329">Location</th> <th data-bbox="1003 1289 1272 1329">Land type</th> <th data-bbox="1272 1289 1442 1329">%</th> </tr> </thead> <tbody> <tr> <td data-bbox="340 1329 1003 1372"></td> <td data-bbox="1003 1329 1272 1372">Previously developed land</td> <td data-bbox="1272 1329 1442 1372">30</td> </tr> </tbody> </table>	Location	Land type	%		Previously developed land	30	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy identifies the affordable housing requirements for a range of settlements across Wokingham Borough.</p>
Location	Land type	%						
	Previously developed land	30						

Policy Number / Name	Policy Text			LSEs Screening Outcome
	Major settlements: Arborfield Garrison, Earley, Green Park, Shinfield (North of M4), Twyford, Winnersh, Wokingham, Woodley	Greenfield	40	<p>However, the provision of affordable housing has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H3 is screened out from AA.</p>
	Modest settlements: Finchampstead North, Pinewood (Crowthorne), Ruscombe, Shinfield (south of M4), Spencers Wood, Thames Valley Science, and Innovation Park, Three Mile Cross and Wargrave; and Minor settlements: Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield	Previously developed land	40	
		Greenfield	40	
	Outside defined settlements	Any	40	
	Loddon Valley Garden Village	Any	40	
	Arborfield Green Strategic Development Location	Any	40	
	South Wokingham Strategic Development Location	Any	40	
	<ol style="list-style-type: none"> <li>2. The expectation is that all development proposals for housing will be able to meet the above policy requirement. In exceptional circumstances applicants may submit an independently produced, open book viability assessment to justify any relaxation of the requirement. Any relaxation will require compelling reasons.</li> <li>3. Affordable housing must reflect the sizes and types that meet the proven needs of people whose needs are not met by the general housing market. The council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors.</li> <li>4. The delivery of affordable housing will be provided in accordance with the following order of priority: <ol style="list-style-type: none"> <li>a) On-site as part of the development. On strategic developments affordable housing should be distributed across the development to create a mixed and balanced community,</li> <li>b) In exceptional circumstances on an alternative site, and only if: <ol style="list-style-type: none"> <li>i. Provision would result in a more effective use of available resources, or</li> <li>ii. It would meet an identified housing need, such as providing a better social mix and wider housing choice, or</li> <li>iii. Site specific considerations mean it is more feasible to provide an offsite contribution.</li> </ol> </li> </ol> </li> <li>5. An affordable home ownership product should be delivered as part of all applicable development proposals. First Homes should provide 25% of the affordable housing proposed where it is demonstrated that a discount of 50% makes the homes affordable. Where this level of discount does not make First Homes affordable, another form of affordable ownership product should be delivered.</li> <li>6. Planning obligations will be used to ensure that affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.</li> </ol>			

Policy Number / Name	Policy Text	LSEs Screening Outcome
<p>Policy H4: Exception sites</p>	<p><u>Rural Exception Sites</u></p> <p>1. Development proposals for Rural Exception Sites that provide affordable housing to meet local needs will be permitted provided that:</p> <ul style="list-style-type: none"> <li>a) Dwellings are designed to meet an established local affordable housing need as evidenced through a Local Housing Need survey of the town/parish or a specific local survey using a methodology agreed by the council;</li> <li>b) The number, size, type and tenure of dwellings proposed are suitable to meet the identified need and will usually be limited to small scale sites of up to 10 dwellings unless it can be demonstrated that a larger development will not have an adverse impact on the other criteria;</li> <li>c) Affordable homes are secured in perpetuity for those with a local connection to the town/parish within which the scheme is located; and</li> <li>d) The site is situated outside defined settlements but adjoins, or is well related to, the existing settlement pattern, is in keeping with the character of the local area.</li> </ul> <p>2. A limited number of market dwellings for the sole purpose of making a development proposal financially viable will be supported, subject to site specific viability testing, and be limited to up to 20% of the gross number of total dwellings. Any market housing included within a proposal should demonstrate how it will be integrated with the rural exception development and take into account the local character of the area.</p> <p><u>First Home Exception sites</u></p> <p>3. Development proposals for First Home exception sites for affordable housing will be supported where they meet criteria 1a) to 1d) for rural exception sites. Where other affordable housing tenures are proposed on a First Homes exception site, applicants are expected to provide robust evidence of an identified need for the mix proposed.</p> <p><u>Community-led development</u></p> <p>4. Development proposals for community-led housing that provide limited affordable housing will be permitted provided that:</p> <ul style="list-style-type: none"> <li>a) The site is adjacent or well related to an existing defined settlement;</li> <li>b) The site is less than 1ha in size and does not exceed 5% of the total size of the adjacent defined settlement;</li> <li>c) It does not compromise areas or assets of particular importance;</li> <li>d) It complies with local design policies and standards; and</li> <li>e) An up-to-date assessment shows that the need for the dwellings proposed will not be met through housing allocations or development with extant planning permission.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy relates to the provision of Rural Exception Sites, First Home Exception Sites and community-led development. For example, Rural Exception Sites that address an identified affordable housing need will be permitted, provided that several criteria are met. However, the general support of Exception Sites has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H4 is screened out from AA.</p>
<p>Policy H5: Rural workers' dwellings</p>	<p>1. Development proposals in the countryside for a rural worker dwelling which serves an existing agricultural, forestry or similar land based rural business requiring a countryside location, will be supported where all the following criteria are met:</p> <ul style="list-style-type: none"> <li>a) There is an essential need for one or more permanent full-time worker(s) to be accommodated at all times on the site of a rural enterprise in order for the enterprise to operate;</li> <li>b) The rural enterprise has been established for at least 3 years and has been demonstrated to be economically sustainable and financially viable for the foreseeable future;</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy allows for the provision of rural workers' dwellings to serve existing agricultural and forestry businesses, provided that various criteria are met. However, the general support for such dwellings has no bearing on Habitats Sites.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>c) The functional need for the rural worker dwelling cannot be accommodated in suitable existing accommodation available in an existing defined settlement within a reasonable distance of the rural enterprise in the first instance, or within another existing building on the site which is suitable for conversion or extension;</li> <li>d) The size and scale of the dwelling is commensurate with the functional requirement of the intended occupant and their connection with the rural enterprise;</li> <li>e) The dwelling is sited close to existing buildings as far as is practicable and is appropriately designed and landscaped to avoid unacceptable impact on the countryside character; and</li> <li>f) No dwelling serving or associated with the rural business has been either sold or converted from a residential use or otherwise separated from the holding within the last 10 years. The act of severance may override the evidence of need.</li> </ul> <p>2. Where rural worker accommodation is essential to support a new rural enterprise, it should be provided temporarily by a caravan, mobile home, or other temporary accommodation for the first three years. It will be required to satisfy the functional tests set out at 1 a), c), d), and e) and additionally demonstrate that the following financial tests are satisfied:</p> <ul style="list-style-type: none"> <li>a) There is clear evidence of a firm intention and ability to develop the enterprise concerned; and</li> <li>b) There is clear evidence that the proposed enterprise has been planned on a sound financial basis.</li> </ul> <p>3. Permission for all rural workers dwellings, including temporary accommodation, will be subject to a condition which restricts occupation of the dwelling to a person directly employed or last employed on a permanent full-time basis in rural enterprise, or to their surviving partner or dependents.</p> <p>4. Agricultural Occupancy conditions will be retained unless robust evidence is provided that the condition is no longer necessary.</p>	<p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H5 is screened out from AA.</p>
Policy H6: Self-build and custom housebuilding	<p>1. Development proposals for self and custom build plots consistent with the policies of this local plan and the identified needs shown on the self and custom build housing register will be supported in principle.</p> <p>2. The delivery of self-build and custom build housing will be:</p> <ul style="list-style-type: none"> <li>a) Provided as serviced plots;</li> <li>b) Subject to an agreed design code;</li> <li>c) Required to be completed within 3 years of a self/custom builder purchasing a plot; and</li> <li>d) Made available and marketed appropriately at a reasonable value, for at least 12 months. For the first two months of this period priority will be given to individuals and associations of individuals on the council's self-build register.</li> </ul> <p>Any unsold plot(s) must remain on the open market as self-build or custom build whilst being offered to the council and Registered Providers. Only after these options have been exhausted can the plot(s) be delivered as market housing.</p> <p>3. Development proposals on self and custom build plots should demonstrate innovative, high quality design that accords with the agreed design code and takes into account the character of the local area.</p> <p>4. Delivery of market-led self and custom build plots will be in addition to, and not in lieu of, an affordable housing provision requirement in accordance with Policy H3..</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy provides in principle support for self-build and custom housebuilding across Wokingham Borough. However, the general support for such developments has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H6 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
<p>Policy H7: Specialist accommodation</p>	<p>New specialist accommodation:</p> <ol style="list-style-type: none"> <li>1. The council will work positively and collaboratively with statutory and voluntary agencies and the private sector to support households who require additional support or form of specialist accommodation to meet their needs. The council's preference is to encourage self-reliance and independent living, but recognises that providing the right type of accommodation can enable these communities to live successfully.</li> <li>2. The delivery of specialist accommodation will be supported and met by:               <ol style="list-style-type: none"> <li>a) Requiring strategic scale development to include an appropriate onsite provision of specialist accommodation as part of a mixed community;</li> <li>b) Approving applications for additional provision in accordance with H17 3 below; and</li> <li>c) Protecting existing specialist accommodation in accordance with Policy H17 4 below.</li> </ol> </li> <li>3. Development proposals related to housing with care or housing with support for will be supported, provided the following criteria are met:               <ol style="list-style-type: none"> <li>a) Local commissioning priorities or a local need has been evidenced through a specific survey / assessment using a methodology agreed with the council;</li> <li>b) The accommodation is well located with regard to the type of accommodation being proposed. Locations within and close to an identified town or district centre are considered suitable for all types of accommodation.</li> <li>c) The site has access to a good range of services and facilities, including existing public transport routes, or incorporates essential community facilities and services, such as healthcare services or day care for older people;</li> <li>d) The site has safe and suitable access to the highway network for vehicles and pedestrians and adequate space can be provided for emergency vehicles; ; and</li> <li>e) Incorporate gardens and areas of amenity green space of an appropriate size and quality as an integral part of the development proposal.</li> </ol> </li> </ol> <p>Loss of specialist accommodation:</p> <ol style="list-style-type: none"> <li>4. Development proposals that would result in the loss of specialist accommodation (including residential, nursing or dementia care premises) will not be supported unless it can be clearly demonstrated that:               <ol style="list-style-type: none"> <li>a) The proposal leads to the significant improvement of an existing premise / facility or the replacement of an existing premise / facility, of equal accessibility and convenience for the local community, with equivalent or improved facilities; or</li> <li>b) The premise / facility no longer meets the needs of the community; or</li> <li>c) The premise / facility is no longer economically viable.</li> </ol> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports the delivery of specialist accommodation across Wokingham Borough, such as housing with care. However, the general support for such accommodation has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H7 is screened out from AA.</p>
<p>Policy H8: Conversion and sub-division of buildings</p>	<ol style="list-style-type: none"> <li>1. Development proposals for the conversion or sub-division of buildings into self-contained flats or houses of multiple occupation, or their subsequent extension, will be supported within defined settlements provided that all the following criteria are met:               <ol style="list-style-type: none"> <li>a) The character and appearance of the existing building is respected in terms of materials, design, and principal architectural features;</li> <li>b) The proposal would provide acceptable levels of residential amenity for future occupiers of the development, and would not unacceptably impact on the amenity of the occupiers of nearby properties;</li> </ol> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports the conversion or sub-divisions of buildings into self-contained flats or houses in multiple occupation within defined settlement boundaries. However, the</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome																								
	<p>c) The proposal would provide an acceptable standard of accommodation, including adequate living space (including any communal areas), appropriate layout of rooms between units of accommodation, appropriate noise insulation, and a high quality internal and external environment including natural lighting and ventilation;</p> <p>d) The proposal provides acceptable access to the highway, vehicle parking and secure cycle storage and parking. All parking should be provided on-site and provision offered relative to accessibility;</p> <p>e) The proposal provides adequate on-site space for refuse and recycling storage facilities which is conveniently located for collection. Facilities should be contained within a covered storage area; and</p> <p>f) The proposal would not, either individually or cumulatively, unduly dilute or harm an existing mixed and sustainable community through the significant overconcentration of flats or HMOs.</p>	<p>general support for such sub-divisions has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H8 is screened out from AA.</p>																								
<p>Policy H9: Gypsies and Travellers and Travelling Showpeople provision</p>	<p>1. Provision will be made for a minimum 86 net additional pitches for Gypsies and Travellers* in the period 1 April 2023 to 31 March 2040.</p> <p>2. The accommodation needs of Gypsies and Travellers, and Travelling Showpeople will be supported and met by:</p> <ol style="list-style-type: none"> <li>Protecting existing Gypsy and Traveller and Travelling Showpeople accommodation from redevelopment or change of use to other uses;</li> <li>Allocating the sites listed in Part 3) below for additional Gypsy and Traveller pitches;</li> <li>Requiring strategic scale development to include appropriate onsite provision of Gypsy and Traveller pitches as part of a mixed community; and</li> <li>Approving applications for additional provision which accord with Policy H10.</li> </ol> <p><u>Site allocations and delivery as part of strategic scale development</u></p> <p>3. The sites listed below, and defined on the Policies Map, are allocated for residential caravan site use to be occupied by Gypsy and Travellers and should be used only for this purpose:</p> <table border="1" data-bbox="340 991 1431 1161"> <thead> <tr> <th>Ref</th> <th>Site name</th> <th>Approx no. pitches</th> </tr> </thead> <tbody> <tr> <td>SS14.1</td> <td>High Barn Farm, Commonfield Lane, Barkham</td> <td>20</td> </tr> <tr> <td>SS14.2</td> <td>Honeysuckle Lodge, Commonfield Lane, Barkham</td> <td>4</td> </tr> <tr> <td>SS14.3</td> <td>Woodlands Farm, Wood Lane, Barkham</td> <td>15</td> </tr> <tr> <td>SS14.24</td> <td>Woodside, Blagrove Lane, Wokingham</td> <td>4</td> </tr> </tbody> </table> <p>4. The sites listed below, and defined on the Policies Map, are allocated for sustainable, well designed mixed-use development, which includes the provision of Gypsy and Traveller pitches as per Policy SS12 and Policy SS13:</p> <table border="1" data-bbox="340 1267 1431 1369"> <thead> <tr> <th>Ref</th> <th>Site name</th> <th>Approx no. pitches</th> </tr> </thead> <tbody> <tr> <td>SS11</td> <td>Arborfield Green Strategic Development Location</td> <td>5</td> </tr> <tr> <td>SS12</td> <td>South Wokingham Strategic Development Location</td> <td>6</td> </tr> </tbody> </table>	Ref	Site name	Approx no. pitches	SS14.1	High Barn Farm, Commonfield Lane, Barkham	20	SS14.2	Honeysuckle Lodge, Commonfield Lane, Barkham	4	SS14.3	Woodlands Farm, Wood Lane, Barkham	15	SS14.24	Woodside, Blagrove Lane, Wokingham	4	Ref	Site name	Approx no. pitches	SS11	Arborfield Green Strategic Development Location	5	SS12	South Wokingham Strategic Development Location	6	<p>LSEs of this policy on Habitats Sites cannot be excluded.</p> <p>This policy provides for a minimum of 86 net additional pitches for gypsies and travellers in Wokingham Borough between 2023 and 2040. It also allocates six specific sites (both within and outside of strategic development sites) where these pitches will be delivered.</p> <p>The increase in Wokingham Borough's population will magnify the pressure on local resources, such as recreational spaces and the road network. Higher footfall in Habitats Sites (e.g. the Thames Basin Heaths SPA) may increase disturbance to qualifying bird species. Furthermore, an increase in AADT vehicle flows past Habitats Sites may result in changes to botanical community composition and knock-on effects to ground-nesting birds.</p> <p>The policy has the potential to shape the following impact pathway:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>Overall, Policy H9 is screened in for AA.</p>
Ref	Site name	Approx no. pitches																								
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	<table border="1" data-bbox="347 293 1435 331"> <tr> <td data-bbox="347 293 524 331">SS13</td> <td data-bbox="524 293 1151 331">Loddon Valley Garden Village</td> <td data-bbox="1151 293 1435 331">20</td> </tr> </table> <p data-bbox="389 363 1375 437">5. All residential development proposals for 500 or more dwellings (gross) will provide 1 Gypsy and Traveller pitch per 200 dwellings, rounded up to the nearest whole figure, as part of inclusive mixed communities.</p> <p data-bbox="340 478 1352 533">*In accordance with the definition at Annex 1 of the Planning Policy for Traveller Sites (2015) as updated 19 December 2023.</p>	SS13	Loddon Valley Garden Village	20	
SS13	Loddon Valley Garden Village	20			
Policy H10: Traveller sites	<p data-bbox="389 544 1429 592">1. Development proposals for new Gypsy and Traveller pitches and Travelling Showpeople plots will be supported where all of the criteria are met:</p> <ul style="list-style-type: none"> <li data-bbox="488 592 1429 639">a) The site is located in a defined settlement or if in countryside, is well related to a defined settlement within or adjoining the borough;</li> <li data-bbox="488 639 1429 687">b) The proposal is of a scale which does not dominate nearby settlements whether singly or cumulatively with any existing or permitted sites in the area;</li> <li data-bbox="488 687 1429 759">c) Safe and suitable access to the highway network for vehicles, caravans and pedestrians can be provided and there is adequate space for the parking and manoeuvring of caravans within the site;</li> <li data-bbox="488 759 1429 807">d) The scheme is sensitively and appropriately designed, including landscaping, to respect landscape character in accordance with Policies NE4, NE5 and NE6;</li> <li data-bbox="488 807 1429 855">e) The proposal should be adequately serviced, or be capable of being adequately serviced, preferably by mains connections; and</li> <li data-bbox="488 855 1429 927">f) The proposal provides acceptable standards of amenity for the site's occupants and does not have unacceptable impact on the amenity of neighbouring properties in accordance with Policy DH2.</li> </ul> <p data-bbox="439 943 1429 1023">In addition, Travelling Showpeople sites should demonstrate that the site has adequate space and is designed to allow for the manoeuvring, storage and maintenance of show equipment and associated vehicles.</p> <p data-bbox="389 1031 1429 1102">2. Proposals for sites of mixed residential and business use will only be considered appropriate if the business use accords with Policy ER4 and would not result in an unacceptable loss of amenity to the residential occupiers or surrounding properties in accordance with DH2.</p> <p data-bbox="439 1142 658 1166"><u>Loss of pitches or plots</u></p> <p data-bbox="389 1174 1429 1238">3. Development proposals that would result in the net loss of existing pitches /plots, land allocated for pitches / plots, or land with planning permission for pitches / plots will only be supported when one or more of the following criteria are met:</p> <ul style="list-style-type: none"> <li data-bbox="488 1238 1429 1286">a) The pitch, plot or site is no longer suitable for such use and that alternative provision on a site that is of equal or better quality is provided; or</li> <li data-bbox="488 1286 1429 1334">b) It is clearly demonstrated that there is no current or foreseeable future need for pitches or plots in the borough.</li> </ul>	<p data-bbox="1442 552 1912 576">There are no LSEs of this policy on Habitats Sites.</p> <p data-bbox="1442 608 2056 759">This development management policy supports new gypsy and traveller pitches, and travelling showpeople plots, provided that various development criteria are met. However, setting out these criteria has no bearing on Habitats Sites. The policy also protects against the loss of existing pitches and plots.</p> <p data-bbox="1442 791 2011 847">No quantum or geographic location of additional residential / employment development is allocated.</p> <p data-bbox="1442 879 1861 903">Overall, Policy H10 is screened out from AA.</p>			

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>4. Development proposals for pitches specifically to accommodate transit movements will be permitted, subject to satisfying parts 1, 2, and 3 of this policy.</p>	
<p>Policy H11: Houseboat moorings</p>	<p>1. Development proposals for new permanent residential moorings will be supported where:</p> <ul style="list-style-type: none"> <li>a) There would be no unacceptable impact on the operational requirements of the watercourse;</li> <li>b) There would be no unacceptable impact on navigation of the watercourse or navigational safety;</li> <li>c) Adequate access for emergency services to the mooring(s) exists or can be provided as part of the development to ensure safety;</li> <li>d) There is good access to services and facilities by walking, cycling and public transport;</li> <li>e) There is adequate car parking, where relevant, taking into account the number of moorings and the location of the site;</li> <li>f) The site is connected or is capable of being connected to suitable utilities and on site services including water supply, electricity and disposal facilities for sewage and waste, as far as is practicable;</li> <li>g) There is no obstruction to the use of adjacent tow paths and no impediment to the safety of their use;</li> <li>h) There would be no unacceptable impact on biodiversity of the water course, its margins and nearby areas of nature conservation;</li> <li>i) There would be no unacceptable visual or amenity impacts to the watercourse and nearby land uses; and</li> <li>j) There would be no restriction on the desire for increased access and opportunities to enjoy enhanced water related infrastructure facilities for all residents and visitors.</li> </ul> <p>2. Development proposals for transit moorings will be supported provided they satisfy criteria 1a) – 1e) and 1g) – 1j) set out above, and:</p> <ul style="list-style-type: none"> <li>a) Make appropriate provision for refuse and sewage disposal facilities which should be sited so as not cause adverse visual or amenity impact.</li> </ul> <p>3. Permission for all temporary visitor moorings will be subject to a temporary occupancy condition which restricts usage to a maximum period of 14 days.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports proposals for new permanent houseboat moorings, provided that various development criteria are met. However, expressing a general support for residential moorings has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H11 is screened out from AA.</p>
<p>Policy H12: Residential development of existing private gardens</p>	<p>1. The inappropriate development of private residential gardens will be resisted.</p> <p>2. Development proposals for new residential development that includes land within the curtilage (or the former curtilage), of private residential gardens will be supported where they:</p> <ul style="list-style-type: none"> <li>a. Optimise the efficient and effective use of land, particularly in locations where higher densities are appropriate;</li> <li>b. Make a positive contribution to the character of the area in terms of: <ul style="list-style-type: none"> <li>i. The relationship of the existing built form, setting and spaces around buildings and compatibility with the general building height within the surrounding area;</li> <li>ii. A design and layout which integrates with existing landscape features and the surrounding area, with regard to the built up footprint of each plot, building line(s), rhythm of plot frontages, parking areas;</li> <li>iii. Existing pattern of openings and boundary treatments on the site frontage</li> <li>iv. Minimising the exposure of private to public spaces and avoiding the need for additional physical security measures, such as incorporating appropriate hard and</li> </ul> </li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy prevents the inappropriate development of private residential gardens. Such development will only be permitted provided several criteria are met. However, protecting private gardens has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H12 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hedges and hardstanding/lawn etc.;</p> <ul style="list-style-type: none"> <li>v. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary; and</li> <li>vi. The arrangement of doors, windows and other principal architectural features and their rhythm between buildings;</li> </ul> <ul style="list-style-type: none"> <li>c. Incorporate access and parking arrangements which meet appropriate highway standards;</li> <li>d. Do not lead to unacceptable tandem development; and</li> <li>e. Do not prejudice the satisfactory development of the wider area.</li> </ul>	
<p>Policy H13: Retention of mobile home parks</p>	<ul style="list-style-type: none"> <li>1. Development proposals that would result in the loss of a mobile home park site, either in part or full, will only be supported if it will provide 100% affordable housing which will meet locally identified needs.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy prevents the loss of mobile home parks, unless any proposals provide 100% affordable housing. However, protecting mobile home parks has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy H13 is screened out from AA.</p>
<p>Chapter 10: Flooding and Drainage</p>		
<p>Policy FD1: Development and flood risk (from all sources)</p>	<ul style="list-style-type: none"> <li>1. Development proposals must take into account at all stages of development, and at the appropriate stage of the planning application process, all sources of flood risk, including historic flooding, current and future impacts of climate change, and cumulative impacts. Development proposals must be consistent with national policy and guidance and demonstrate how they have used, and where relevant comply with the site specific recommendations of, the Strategic Flood Risk Assessment (SFRA) to help determine the suitability of the proposal.</li> <li>2. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development.</li> </ul> <p><u>Sequential Test</u></p> <ul style="list-style-type: none"> <li>3. Development must be guided to areas of lowest flood risk, in the first instance, by applying the sequential approach, taking into account the effects of climate change and flooding from all sources. Development proposals should ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. Storm water attenuation areas should be located outside of Flood Zones 2 and 3.</li> <li>4. The sequential test will not be required if one or more of the following applies:</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This positive development management policy specifies that planning applications must take account of all sources of flood risk in all stages of development. Developments should be supported by a Strategic Flood Risk Assessment to help determined the suitability of the proposal. Furthermore, Sequential Tests, Exception Tests and Flood Risk Assessments should be undertaken.</p> <p>Avoiding the areas of highest flood risk will help protect the aquatic environment, including any Habitats Sites with hydrological dependencies, from aquatic pollution and changes in flow.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>a) Minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint of less than 250m<sup>2</sup>;</p> <p>b) Alterations: development that does not increase the size of buildings e.g. alterations to external appearance;</p> <p>c) Householder development: for example, sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats; or</p> <p>d) Changes of use, except where the change of use is to a caravan, camping or chalet site, or to a mobile home or park home site.</p> <p><u>Exception Test</u></p> <p>5. In exceptional circumstances, development proposals in areas of flood risk will be supported where all of the following can be demonstrated:</p> <p>a) The development proposal provides wider sustainability benefits to the community that outweigh flood risk;</p> <p>b) The development proposal will:</p> <p>i. Be safe for its lifetime, taking account of the vulnerability of its users</p> <p>ii. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall</p> <p>iii. Incorporate flood resilient and resistant measures into the design; and</p> <p>c) Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event.</p> <p><u>Flood Risk Assessment</u></p> <p>6. An appropriately detailed, site-specific Flood Risk Assessment (FRA) is required:</p> <p>a) For all development proposals in areas of known historic flooding from any sources;</p> <p>b) Where there is evidence of a risk from any sources of flooding;</p> <p>c) For all development proposals in Flood Zones 2 and 3;</p> <p>d) For development proposals in Flood Zone 1, an assessment should accompany all proposals involving:</p> <p>i. Sites of 1 hectare or more;</p> <p>ii. Land which has been identified by the Environment Agency as having critical drainage problems;</p> <p>iii. Land identified in a strategic flood risk assessment as being at increased flood risk in future; or</p> <p>iv. Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</p>	<p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy FD1 is screened out from AA.</p>
Policy FD2: Sustainable drainage	<p>1. Development proposals must ensure surface water arising, including the impact of climate change, is managed in a sustainable manner which must be demonstrated through either a:</p> <p>a) Site-specific Flood Risk Assessment; or</p> <p>b) Surface Water Drainage Strategy.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This positive development management policy specifies that planning applications must deliver sustainable drainage measures on site,</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>a) Development proposals will only be supported where the proposal would reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels for greenfield sites; and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible, or 40% betterment of existing, whichever is achievable;</p> <p>2. The provision of SuDS should:</p> <p>a) Be of an appropriate design (in line with the principles and local standards set out in the council's latest SuDS strategy and technical guide and any current national technical standards) to meet the long term needs over the lifetime of the development and which achieve wider social, ecological and environmental benefits;</p> <p>b) Include a clear strategy for adoption and maintenance to the satisfaction of the council, as the Lead Local Flood Authority (LLFA);</p> <p>c) Do not cause adverse impacts on the public sewerage network serving the development where discharging surface water to a public sewer. Any discharges should be agreed in writing by the local sewerage undertaker;</p> <p>d) Incorporate guidance set out in the Wokingham SuDS strategy to effectively manage flood risk, improve the water environment, enhance biodiversity and mitigate and adapt to the effects of climate change;</p> <p>e) Incorporate SuDs solutions that will contribute towards water quality treatment and biodiversity enhancements in line with the Water Framework Directive (WFD) and the Thames River Basin Management Plan; and</p> <p>f) Avoid the use of underground tanks and conveyance, except when all other reasonable alternatives to provide a sustainable drainage solution have been exhausted.</p> <p>3. In addition, residential development proposals of 10 dwellings or more, or non-residential development proposals of 1,000 m<sup>2</sup> or greater gross internal area, and developments in areas at risk of flooding from all sources, must incorporate SuDS as an intrinsic part of the design and layout of the proposal, unless it can be effectively demonstrated that it is not feasible within the constraints of the site.</p>	<p>demonstrated through a site-specific Flood Risk Assessment or a Surface Water Drainage Strategy. For example, runoff volumes from brownfield sites should be restored to pre-development greenfield rates. Developments should also incorporate SuDS solutions in accordance with Wokingham's SuDS Strategy.</p> <p>Delivering SuDS measures will help protect the aquatic environment, including any Habitats Sites with hydrological dependencies, from aquatic pollution and changes in flow.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy FD2 is screened out from AA.</p>
<p>Policy FD3: River corridors and watercourses</p>	<p>1. Development proposals should conserve and enhance the function, character, setting, biodiversity and historical significance of rivers and water courses.</p> <p>2. Where appropriate, development proposals in vicinity to rivers and watercourses will be required to:</p> <p>a) Meet the principles of high-quality design set out in PolicyDH1, having special regard to riverside setting and water frontage character, and consider views of the proposals from all public vantage points, including from the river or watercourse;</p> <p>b) Maintain, and where possible enhance, public access for walking, wheeling and cycling (including Greenways, and Green Routes), and tourism and leisure activities, such as fishing and boating;</p> <p>c) Maintain tree cover, conserve and enhance natural watercourse banks and their associated bankside and marginal vegetation and the ecological value of the area including its role as a wildlife network. Opportunities for the restoration and enhancement of natural elements of the environment should be incorporated within the design of developments proposals;</p> <p>d) Provide or retain a minimum undeveloped buffer zone measured from the top of the river or watercourse bank at the point at which the bank meets the level of the surrounding land. A</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This positive development management policy specifies that planning applications must conserve and enhance the biodiversity of rivers and water courses. It sets a range of parameters for development proposals, including the maintenance of public access, retention of an 8m undeveloped buffer zone and support of WFD objectives. The ecological value of the River Thames is also protected.</p> <p>While this policy is positive for aquatic habitats, the Habitats Sites relevant to the Wokingham Borough Local Plan are not fundamentally dependent on water courses.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>buffer of 8m should be provided for rivers. The buffer for watercourses should reflect the type, size and nature of the watercourse; and</p> <p>e) Demonstrate how the development proposal will support the achievement of Water Framework Directive (WFD) objectives, and guidance set out in the Thames River Basin Management Plan or any local catchment management plans;</p> <p>3. Appropriate proposals for sport, leisure and river-related employment, infrastructure and renewable energy generation will be supported where they meet the above criteria and where they do not obstruct access along or to the river or watercourse for any users, or harm its ecological value.</p> <p>4. The culverting of any watercourses should be avoided where possible, and opportunities for the de-culverting of watercourses should be actively explored and pursued.</p> <p><b>River Thames</b></p> <p>5. The ecological value of the River Thames will be maintained and in appropriate circumstances restored and enhanced together with natural elements of the riparian environment. Development proposals should seek to promote the healthy growth in the use of the River Thames for communities, wildlife, leisure, business and tourism in ways that are compatible with its character, setting and ecology, and in line with the objectives of the River Thames Waterways Plan and the Environment Agency's Thames River Basin Management Plan.</p> <p>6. Particular care will be taken to ensure developments within the setting of the River Thames complement the distinctive character of the water frontage and important views. Existing riverside access will be maintained and opportunities to improve or extend access to the river and adjoining sites will be supported.</p>	<p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy FD3 is screened out from AA.</p>
Chapter 11: Natural Environment		
Policy NE1: Biodiversity and geodiversity	<p>1. Development proposals should protect and enhance biodiversity and/or geodiversity features of conservation value and implement appropriate conservation management. The degree of protection will be proportionate to the status of the site or species in terms of its international, national and/or local importance.</p> <p>2. Development proposals should demonstrate through a suitable level of ecological survey information and assessment how they conserve and enhance biodiversity and/or geodiversity including their long-term management.</p> <p>3. Development will only be permitted where it:</p> <p>a) Avoids fragmentation of existing habitats and provides coherent ecological connectivity and permeability that is integrated and linked to the wider green and blue infrastructure network, through the restoration, enhancement and connection of: linear features such as wildlife corridors; stepping stones; and any nature recovery networks (including links to habitats outside the borough);</p> <p>b) Incorporates beneficial biodiversity and/or geodiversity conservation features and enhances existing features through design, layout and landscaping;</p> <p>c) Provides or retains appropriate buffer zones between development proposals and designated sites, protected species, priority species or priority habitats or main rivers, which are informed by detailed site-based assessment;</p> <p>d) Seeks to eradicate or control any invasive non-native species present on site; and</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This positive development management policy protects the biodiversity and geodiversity across Wokingham Borough, including internationally designated sites (i.e. Habitats Sites), nationally designated sites, irreplaceable habitats and sites of local importance.</p> <p>This policy is the key mechanism that ensures the integrity of Habitats Sites is safeguarded. Development proposals will only be permitted where it can be demonstrated that there will be no adverse effects on the integrity of Habitats Sites, both alone and in-combination. Where this cannot be excluded, the policy requires proposals to fully avoid, mitigate or compensate for any adverse effects. While the policy does not refer to specific impact pathways in Habitats Sites, its text would</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>e) Is compatible with any national, regional, county, and local biodiversity action plans, Local Nature Recovery Strategy and/or other strategic conservation management plans for species or habitats.</p> <p>In addition to the above, where specific identified sites are likely to be affected, the following will be taken into account:</p> <p><b>Internationally Designated Sites:</b></p> <p>4. Development proposals likely to result in a significant effect on internationally designated sites either alone or in combination with other plans or projects, will not be permitted unless it can be demonstrated that the adverse effects on the integrity of the designated site can be fully avoided, mitigated and/or compensated.</p> <p><b>Nationally Designated Sites:</b></p> <p>5. Development proposals that are likely to have an adverse effect on the notified features of a nationally designated site will only be permitted in exceptional circumstances, and provided it has been clearly demonstrated that:</p> <p>a) A suitable alternative site with a lesser impact than that proposed is not available;</p> <p>b) The on-site biodiversity or geodiversity benefits of the proposal including, where applicable, the overall site or wider habitats network, clearly outweigh the impacts on the notified features of the site; and</p> <p>c) All appropriate avoidance and mitigation measures have been proposed and secured.</p> <p><b>Irreplaceable Habitats:</b></p> <p>6. Development proposals that are likely to result in the loss or deterioration of an irreplaceable habitat, (such as ancient woodland, ancient or veteran trees) will only be permitted in exceptional circumstances, where:</p> <p>a) A suitable alternative with a lesser impact than that proposed is not available;</p> <p>b) It has been adequately demonstrated that the irreplaceable habitat cannot be retained within the proposed development scheme;</p> <p>c) The need and benefits of the proposed development in that location and form clearly outweigh the loss or deterioration; and</p> <p>d) Adequate compensation measures are provided on site wherever possible, and off-site where this is not feasible. The scale and quality of the compensation measures required will be commensurate to the loss or deterioration of the irreplaceable habitat and will be considered on a site-by-site basis, including their long-term management and maintenance.</p> <p><b>Sites of Local Importance:</b></p> <p>7. Development proposals which are likely to have an adverse effect on a site of local importance (including priority species or priority habitats, and sites that meet the criteria for designation as a Local Wildlife Site or Local Geological Site) will only be permitted where they accord with the following sequential approach:</p> <p>a) No alternative with a lesser impact is available;</p>	<p>automatically include recreational pressure and atmospheric pollution impacts.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy NE1 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>b) The need and benefits of the proposed development in that location and form clearly outweigh the loss or deterioration;</li> <li>c) All proportionate mitigation measures to minimise adverse effects are included within the development proposal; and</li> <li>d) As a last resort, secure appropriate compensation measures on-site wherever possible, and off-site where this is not feasible, including their long-term management and maintenance.</li> </ul>	
<p>Policy NE2: Biodiversity net gain</p>	<ol style="list-style-type: none"> <li>1. All development proposals should demonstrate a minimum biodiversity net gain of 10% (unless specified in another site allocation policy) calculated via the most up-to-date national biodiversity accounting metric and provide details of the long-term maintenance and management of the net gain. This should be delivered on site in the first instance, or through biodiversity off-setting where appropriate.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy requires all development proposals to achieve a minimum of 10% biodiversity net gain, preferably on-site. While positive for overall biodiversity, the delivery of net gain has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy NE2 is screened out from AA.</p>
<p>Policy NE3: Thames Basin Heaths Special Protection Area</p>	<ol style="list-style-type: none"> <li>1. Development proposals, which either alone or in combination with other plans or projects, are likely to have a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) without appropriate avoidance and mitigation measures will be refused.</li> <li>2. Development proposals that are likely to have a significant adverse effect on the integrity of the SPA must demonstrate that adequate measures will be put in place to avoid or mitigate any such effects. Such measures must be agreed with the council and Natural England. To assist the council in carrying out a Habitats Regulations Assessment, the applicant will be required to provide such information as the council may reasonably require for the purpose of the assessment. Development proposals for larger residential development may need to undertake an air quality assessment of the likely significant effects on the SPA and other habitats sites. Applications for non-residential development will be considered on a case by case basis.</li> </ol> <p><u>Zones of influence</u></p> <ol style="list-style-type: none"> <li>3. Where Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation measures are required for residential development proposals, a consistent approach will be taken regarding mitigation, based on the following zones of influence, as measured in a straight line distance from the SPA boundary, and as defined in the Policies Map: <ul style="list-style-type: none"> <li>a) 0-400m;</li> <li>b) 400m-5km; and</li> <li>c) 5km-7km.</li> </ul> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This positive development management policy protects the Thames Basin Heaths SPA from adverse effects of development proposals, both alone and in-combination.</p> <p>This policy is the key mechanism that safeguards the Thames Basin Heaths SPA, both from recreational pressure and atmospheric pollution impacts. It duly recognises the three buffer zones surrounding the SPA (0-400m, 400m-5km and 5-7km), specifically setting out the zones in which residential developments will need to provide SANG and SAMM mitigation. The SANG requirements for various sizes of residential developments are clearly identified.</p> <p>Moreover, the policy also requires larger developments to undertake air quality assessments regarding their potential impacts on the SPA. Where air quality modelling indicates that adverse effects on site</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>4. Within the 0-400m zone, mitigation is unlikely to be capable of protecting the integrity of the SPA. Development proposals for a net increase in dwellings within this zone will not be supported unless it can be demonstrated through a Habitats Regulations Assessment that there will be no adverse effect on the integrity of the SPA.</p> <p>5. Within the 400m-5km and 5km-7km zone, development proposals for a net increase in dwellings will be supported which secure the SANG and SAMM standards set out below.</p> <p><u>SANG Standards</u></p> <p>6. The provision of SANG will meet the following standards and arrangements:</p> <ul style="list-style-type: none"> <li>a) Within the 400m – 5km zone a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) will be provided per 1,000 new occupants. <ul style="list-style-type: none"> <li>i. Development proposals of net 9 dwellings or fewer will not be required to be within a specified distance of SANG land provided a sufficient quantity of SANG land is in place to cater for the consequent increase in residents.</li> <li>ii. Development proposals of 10 or more net dwellings will need to be within the catchment of a specified SANG and a sufficient quantity of SANG land must be in place to cater for the consequent increase in residents.</li> <li>iii. Development proposals for a net increase of fewer than 50 dwellings will be required to provide financial contributions towards strategic SANG facilitated by the council subject to available capacity, unless there are other material considerations.</li> <li>iv. Development proposals for a net increase of more than 50 dwellings are expected to provide their own bespoke SANG.</li> </ul> </li> <li>b) Development proposals for a net increase of more than 50 dwellings within the 5-7km zone may be required to provide mitigation measures based on a combination of SAMM and the provision of SANG to a lower standard than within the 400m - 5km zone. This will be assessed on a case-by-case basis in consultation with Natural England and, where appropriate, a Habitats Regulations Assessment may be required to ascertain whether the proposal could have an adverse effect on the SPA.</li> <li>c) Development proposals for non-residential development will be assessed on a case by case basis.</li> </ul> <p>Development proposals which wish to rely on SANG in third party ownership must demonstrate that this has been agreed and secured with the landowner and that there is sufficient capacity in the correct location to mitigate the proposal.</p> <p><u>SAMM contributions</u></p> <p>7. A developer contribution will be made towards the SAMM Project for each net additional dwelling. This will provide an SPA wide wardening and education service and monitor the effectiveness of the avoidance and mitigation measures and visitor pressure on the SPA.</p>	<p>integrity cannot be excluded, contributions to strategic mitigation measures would be required in line with Policy NE1.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy NE3 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p><u>Loss of SANG</u></p> <p>8. There is a presumption against the loss of SANG land for other uses. The loss of SANG will only be accepted where 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.</p>	
<p>Policy NE4: Trees, woodland, hedges and hedgerows</p>	<ol style="list-style-type: none"> <li>1. Development proposals should protect and incorporate existing trees, woodland, hedges and hedgerows and ensure they are well integrated within the public realm, in a suitably landscaped setting.</li> <li>2. Development proposals should ensure the existing pattern of fields, hedges and hedgerows, woodland, trees, watercourses, water bodies, underlying topography and other landscape features are retained and that the design of the scheme is integrated into the landscape.</li> <li>3. The design and layout of new development should:               <ol style="list-style-type: none"> <li>a) Provide sufficient space to enable existing trees to thrive by maintaining adequate root protection areas and space for the trunk and branches to grow;</li> <li>b) Ensure buildings are carefully sited to limit excessive shading to residential properties;</li> <li>c) Provide appropriate buffer zones around woodlands, including semi-natural ancient woodlands, planted ancient woodland sites, orchards, hedgerows and individual trees;</li> <li>d) Provide enhanced and additional tree and hedgerow planting wherever possible, but particularly where there are opportunities to restore or develop habitat and landscape links between woodlands and hedgerows and between these features and other landscape or habitat features such as river corridors;</li> <li>e) Maximise opportunities for planting urban trees, shrubs and hedges within streets and greenspace to create rich urban landscapes; and</li> <li>f) Proposals must also demonstrate sufficient rooting volume of soil, irrigation and drainage for trees to thrive in the long term.</li> </ol> </li> <li>4. Development proposals that are likely to affect trees, irreplaceable habitats (such as ancient woodland, ancient or veteran trees), hedges or hedgerows either on-site or nearby, should:               <ol style="list-style-type: none"> <li>a. Assess the health of all trees, woodland, hedges and hedgerows affected, describing and assessing their value and the potential impact of the development as part of an Arboricultural Impact Assessment submitted with a planning application;</li> <li>b. Provide an appropriate Arboricultural Method Statement, including a Tree Constraints Plan and Tree and Woodland Protection Plan; and</li> <li>c. Ensure all tree and hedge/hedgerow protection measures are in place prior to works commencing on site, commensurate with any pre-commencement planning conditions.</li> </ol> </li> <li>5. The loss, threat or damage to any tree, woodland, hedge or hedgerow of visual amenity, heritage or nature conservation value, will not be permitted unless all the following criterion are met:               <ol style="list-style-type: none"> <li>a) The development proposal has been designed to avoid, reduce or minimise impact, and</li> <li>b) Mitigation measures are incorporated as part of a development proposal, that provide equivalent character, visual amenity, heritage value, as well as habitat connectivity.</li> </ol> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy protects trees, woodland, hedges and hedgerows across Wokingham Borough, requiring development proposals to incorporate these features in their public realm and landscape plans. Proposals likely affecting trees, irreplaceable habitats, hedges and hedgerows should undertake an Arboricultural Impact Assessment and Arboricultural Method Statement.</p> <p>While positive for the environment, the protection of these natural features has no direct bearing on the Habitats Sites that are relevant to the Wokingham Borough Local Plan.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy NE4 is screened out from AA.</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>6. The natural capital of sites should be protected. Any trees, woodland, hedges or hedgerows that are damaged as a result of the construction process should be reported and replaced with indigenous tree species and native hedgerow species, by agreement with the council. The developer must bear all associated costs.</p>	
<p>Policy NE5: Landscape and design</p>	<ol style="list-style-type: none"> <li>1. Development proposals will be supported where they adopt a landscape led approach which protects and enhances the character and distinctiveness of landscapes using the most up-to-date landscape studies (including the Landscape Character Assessment and Design Guide and any successor document).</li> <li>2. Development proposals should be demonstrably informed by, and respond to, the distinctive characters set out in the Landscape Character Assessment and other relevant assessments, which provide an understanding of the valued characteristics, features and quality of local landscape character areas.</li> <li>3. Development proposals should be accompanied by a landscape and visual impact assessment. The level of information provided should be proportionate to the scale and nature of the development proposed and should be sufficient to allow an informed assessment of the potential landscape and visual effects of the proposed development.</li> <li>4. Landscape schemes should be set within an overall masterplan for the proposed development, and should: <ol style="list-style-type: none"> <li>a) Include a structural tree, hedge and shrub planting schedule;</li> <li>b) Incorporate landscape spaces, public realm and green and blue infrastructure to achieve a sense of place, improve health and wellbeing and mitigate and adapt to the impacts of climate change;</li> <li>c) Incorporate effective built form and landscape transitions for rural-urban transition areas; and</li> <li>d) Set out a long-term landscape establishment and management plan, which prescribes and protects planting and its sustainability.</li> </ol> </li> <li>5. Development proposals on or in proximity to a Green Route will only be supported where existing trees, hedgerows and hedges are retained in depth and contribute to the improvement of Green Routes through landscape schemes, including tree and hedge planting.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy sets out criteria in relation to landscape and design (such as requiring a landscape and visual impact assessment). However, the provision of such criteria has no direct relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy NE5 is screened out from AA.</p>
<p>Policy NE6: Valued landscapes</p>	<ol style="list-style-type: none"> <li>1. The following areas, as defined on the Policies Map, are designated as valued landscapes in recognition of their distinctive character to the borough's landscape. <ul style="list-style-type: none"> <li>• Alexander Pope;</li> <li>• Bearwood and Barkham;</li> <li>• Billingbear;</li> <li>• Bowsey Hill;</li> <li>• Farley Hill;</li> <li>• Forest and Rides;</li> <li>• Haines Hill;</li> <li>• Remenham Chalk;</li> <li>• Ridge and Rivers;</li> <li>• Riseley Woods;</li> <li>• River Blackwater;</li> <li>• River Loddon;</li> <li>• River Thames.</li> </ul> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy identifies valued landscapes across Wokingham Borough in which particular attributes must be considered by development proposals. However, the delineation of such landscapes has no relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy NE6 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>2. Development proposals located within a valued landscape should have particular regard to the following attributes:</p> <ul style="list-style-type: none"> <li>a) Landscape quality (condition);</li> <li>b) Scenic quality;</li> <li>c) Rarity;</li> <li>d) Representativeness;</li> <li>e) Conservation interests;</li> <li>f) Recreation value;</li> <li>g) Perceptual aspects; and</li> <li>h) Associations.</li> </ul> <p>3. Development proposals affecting Valued Landscapes will only be supported where they protect and, where appropriate, enhance the special features, characteristics and qualities of the landscape, unless the benefits of the development in that location clearly outweigh the harm.</p>	
<p>Policy NE7: Sites of Urban Landscape Value</p>	<p>1. Sites of Urban Landscape Value are defined on the Policies Map.</p> <p>2. Development proposals within or affecting Sites of Urban Landscape Value will only be supported where they demonstrate that they:</p> <ul style="list-style-type: none"> <li>a) Retain and enhance the special landscape features and qualities that make the site valuable to the character, townscape and urban form;</li> <li>b) Minimise the visual impact of the development site on the Sites of Urban Landscape Value; and</li> <li>c) Protect, manage and enhance the sites' capacity for informal recreation.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy protects sites of Urban Landscape Value across the borough. However, the preservation of these sites has no relevance to Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy NE7 is screened out from AA.</p>
<p>Chapter 12: Design, Heritage and the Built Environment</p>		
<p>Policy DH1: Placemaking and quality design</p>	<p>1. All new development must be of high-quality design to endure over the lifetime of the development and create a strong sense of place. A development proposal will be considered of high quality design where it achieves the following design principles:</p> <p><u>Context</u></p> <ul style="list-style-type: none"> <li>a) Reinforces or creates a positive sense of place and local distinctiveness through design that reflects and enhances the local natural, cultural and historic character of the area;</li> <li>b) Does not prejudice by way of design and layout, the comprehensive development of a wider opportunity;</li> <li>c) Where relevant, takes an integrated approach to placemaking which allows people to safely and conveniently access the services they need within and beyond the site;</li> </ul> <p><u>Identity</u></p> <ul style="list-style-type: none"> <li>d) Respects and enhances the local, natural and historic character of the area, paying particular attention to siting, layout, urban grain, rhythm, density, height, scale, bulk, massing, proportion, enclosures, materials and detailing;</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy sets out placemaking and quality design criteria for new development proposals, including their built form, movement, nature, public spaces and resources. However, setting design criteria has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy DH1 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>e) Embraces opportunities for innovative design and new technologies, where appropriate, which sympathetically complement or contrast with the character and appearance of an area;</p> <p><u>Built form</u></p> <p>f) Provides a layout and form that delivers energy efficient buildings in accordance with Policy CE1;</p> <p>g) Optimises the efficient use of land, with higher development densities provided in town centres and other sustainable locations;</p> <p><u>Movement</u></p> <p>h) Provides safe and easy access and movement for pedestrians, cyclists, public transport, cars and service vehicles. The layout of a site must be connected, permeable, legible and inclusive, with good natural surveillance and maximise opportunities for, and prioritisation of, active and sustainable travel in accordance with Policies C1, C2, and C3;</p> <p>i) Delivers secure and conveniently located cycle parking facilities, public transport infrastructure (where relevant), and well-considered vehicle parking (including factors such as their location and ease of access for users) where this is required, including suitable Electric Vehicle charging points, that accords with the requirements of Policies C5 and C6 and which minimises the visual impact of the parking arrangements;</p> <p>j) Provides service access to commercial uses which makes efficient use of space, is well integrated with other land uses, and ensures highway safety;</p> <p><u>Nature</u></p> <p>k) Retains, protects and integrates existing natural features including trees and hedgerows, water bodies, and landscape features;</p> <p>l) Includes appropriate new landscaping and green infrastructure as an integral part of the proposal, maximising opportunities to deliver diverse ecosystems and biodiverse habitats and strengthens wildlife corridors in a manner consistent with achieving net biodiversity gain in accordance with Policy NE2;</p> <p>m) Pay particular attention to ensuring new streets are tree-lined in a manner that enhances identity and the attractiveness of active travel routes;</p> <p>n) Where appropriate, incorporates SuDS that have been considered by the applicant early in the design process and that are well integrated into development layout, in accordance with Policy FD2;</p> <p><u>Public spaces</u></p> <p>o) Delivers streets and public spaces that are attractive, particularly at the pedestrian level, incorporating features of visual interest (including public art) wherever possible. Streets and public spaces must be designed to be functionally inclusive with the ability to be managed for the long term;</p> <p>p) Provides sufficient levels of high-quality, usable private and public amenity space which is clearly delineated through the incorporation of high-quality soft and hard boundary treatments;</p> <p>q) Creates safe spaces that are designed to encourage positive social interaction and to discourage crime and disorder, and the fear of crime. Places with strong levels of natural surveillance and active frontages are expected;</p> <p><u>Uses</u></p> <p>r) Creates places that foster active healthy lifestyles in accordance with Policy HC1;</p>	

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>s) Includes a suitable mix of uses, depending on the scale and location of the development;</li> <li>t) Delivers places that are accessible to all, including people of all ages, those with disabilities, and other vulnerable members of the community;</li> </ul> <p><u>Homes and buildings</u></p> <ul style="list-style-type: none"> <li>u) Provides acceptable standards of amenity, privacy and daylight for occupiers, and does not unacceptably affect the amenity of the locality or surrounding properties in accordance with Policy DH2;</li> <li>v) Provides good quality internal environments with adequate space for users. In the case of residential buildings, this should include adaptable spaces suitable for home working and compliance with internal space standards as set out at Policy H1;</li> <li>w) Makes the most efficient use of land and existing buildings. New development should be designed to be adaptable, so that, wherever possible, it can be used with flexibility over time;</li> </ul> <p><u>Resources</u></p> <ul style="list-style-type: none"> <li>x) Minimises energy demand and maximise energy efficiency in accordance with Policies CE1, CE2 and CE3;</li> <li>y) Provides adequate measures for the storage of waste, including recycling waste bins, in a manner that is integrated into the proposal to be conveniently located for occupants and for collections, and to minimise visual impact;</li> <li>z) Maximises opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</li> </ul> <p><u>Lifespan</u></p> <ul style="list-style-type: none"> <li>aa) Uses high quality materials and external finishes that are durable and will weather attractively.</li> </ul> <p>2. Masterplans and Design Codes will be required for larger and more complex developments to agree an overall vision and strategy for a development as a whole, which demonstrates a comprehensive and inclusive approach to design.</p>	
<p>Policy DH2: Safeguarding amenity</p>	<ol style="list-style-type: none"> <li>1. Development proposals must ensure there are no unacceptable impacts on the amenity of existing or future occupiers. This includes the impact of individual development or, cumulatively, in combination with other development.</li> <li>2. Development proposals should be sensitively designed and provide measures to avoid and/or mitigate against existing or potential impacts, in terms of: <ul style="list-style-type: none"> <li>a) Loss of privacy and overlooking;</li> <li>b) Unacceptable overshadowing and a loss of daylight/sunlight;</li> <li>c) Visual intrusion, dominance or undue sense of enclosure, or an overbearing impact or harmful loss of outlook;</li> <li>d) Noise, vibration and disturbance;</li> <li>e) Artificial light pollution;</li> <li>f) Odour, dust and fumes; and</li> <li>g) Crime or the perception of unsafe environments.</li> </ul> </li> <li>3. Development proposals that would generate regular movements of HGVs and commercial traffic in residential areas must demonstrate how the impacts of noise, vibration, dust and fumes will be minimised in both the construction and operational phases.</li> <li>4. Where necessary and appropriate, to protect the amenity of neighbouring occupiers planning conditions will be used to restrict hours, area(s) and the type(s) of use or operation.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy safeguards the amenity of all existing and future occupiers, such as by protecting their privacy, preventing visual intrusions, and reducing noise, vibration and disturbance. However, safeguarding of amenity has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy DH2 is screened out from AA.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
<p>Policy DH3: Shopfronts</p>	<p>1. Development proposals for new shopfronts or alterations to existing shopfronts will be supported where:</p> <ul style="list-style-type: none"> <li>a) They maintain or create an active frontage;</li> <li>b) They respect the character, materials, design, scale and proportions of the building, frontages and/or local area; and</li> <li>c) They retain, protect or integrate important architectural or historic features on existing buildings. Historic features should where necessary be restored and not concealed.</li> </ul> <p>Security measures should be well designed and integrated with the frontage.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports proposals for new shopfronts and alterations to existing shopfronts, provided that certain criteria are met. However, the provision of new shopfronts has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy DH3 is screened out from AA.</p>
<p>Policy DH4: Advertisements and signage</p>	<p>1. Development proposals for advertisements and signage will be supported where:</p> <ul style="list-style-type: none"> <li>a) The design, including materials, size, colour, noise, lettering amount and type of text, illumination and luminance, and location of the advertisement respects the scale and character of the building on which it is situated and the surrounding area, especially in the case of a heritage asset or within a conservation area;</li> <li>b) They will not have a harmful impact on the amenity of adjoining uses, and</li> <li>c) They will not have a detrimental effect on public and highways safety.</li> </ul> <p>The cumulative impact of advertisements and signage will be taken into account, and a proliferation that detrimentally affects visual or aural amenity, or a cluttered street scene will not be acceptable.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports proposals for advertisements and signage, provided that certain criteria are met. However, the provision of such infrastructure has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy DH4 is screened out from AA.</p>
<p>Policy DH5: The Historic Environment</p>	<p>1. Designated heritage assets, including Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens, are irreplaceable resources that, subject to their significance, should be conserved for the benefit of future generations.</p> <p>2. Development proposals should conserve and, wherever possible, seek to enhance, the archaeological, architectural, artistic or historic interest of all heritage assets, including the contribution made by their setting. This will be achieved through:</p> <ul style="list-style-type: none"> <li>a) Identifying and understanding the heritage assets that may be affected by the proposed works, at an early stage in the design process;</li> <li>b) Supporting works that secure the sensitive use, enjoyment, conservation and/or enhancement of heritage assets and their settings, particularly in relation to designated assets identified as being at risk; and</li> <li>c) Retaining and/or incorporating existing features or details of historic or architectural interest and/or design quality into the scheme through the sensitive design of development.</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy conserves the historic environment of Wokingham Borough, including Listed Buildings, Scheduled Monuments, Conservation Areas, and Registered Parks and Gardens. However, the protection of historic sites has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ol style="list-style-type: none"> <li>3. Where development proposals have the potential to affect a heritage asset and/or its setting, a heritage assessment should be prepared in a level of detail proportionate to the asset's importance. This assessment should be submitted as part of a planning application and should describe the significance of the heritage asset and its setting, before assessing the potential impact of the proposal on its significance.</li> <li>4. Development proposals that would cause substantial harm to, or total loss of significance of a designated heritage asset, will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that out-weigh that harm, or where all the following criteria apply:               <ol style="list-style-type: none"> <li>a) The nature of the heritage asset prevents all reasonable uses of the site;</li> <li>b) No viable use of the heritage asset can be found through appropriate marketing that will enable its conservation;</li> <li>c) Conservation by grant-funding or another form of not-for-profit, charitable or public ownership is demonstrably not possible; and</li> <li>d) The harm or loss is outweighed by the benefit of bringing the site back into use.</li> </ol> </li> <li>5. Where a development proposal would cause less than substantial harm to the significance of a designated heritage asset, clear and convincing justification will need to be provided to demonstrate the public benefits of the proposal that could not otherwise be achieved. The level of public benefit must outweigh any harm to a designated heritage asset.</li> <li>6. Local Historic Parks and Gardens and Areas of Special Character are included on the Policies Map. All non-designated heritage assets are identified and recorded on the council's website.</li> <li>7. Development proposals should demonstrate how the traditional, historical, local and special character of a building, area, park or garden and its setting has been preserved and enhanced. This will enable an assessment of the degree of harm to, or loss of, non-designated heritage assets, balanced against their significance, the positive contribution made by the development and the extent to which any harm can be justified or mitigated.</li> </ol>	<p>Overall, Policy DH5 is screened out from AA.</p>
<p>Policy DH6: Archaeology</p>	<ol style="list-style-type: none"> <li>1. Development proposals should be accompanied by a detailed archaeological assessment where:               <ol style="list-style-type: none"> <li>a) The development has the potential to affect a scheduled monument or a non-designated heritage asset of archaeological interest;</li> <li>b) The site is within or in proximity to an Area of High Archaeological Potential, or</li> <li>c) The site is within a location where archaeological remains are known or suspected to exist.</li> </ol> </li> <li>2. The archaeological assessment should be in the form of a desk-based study that explains the significance of any archaeological remains, using suitable references such as the Historic Environment Record and, where necessary, a field evaluation. The assessment must explore and explain any likely impact of development upon the archaeological remains.</li> <li>3. Development proposal should take appropriate measures to protect any archaeological remains by preservation in situ. Where an assessment of archaeological potential demonstrates this is not justified or proportionate, applicants will be responsible for the excavation, recording and archiving of remains.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy requires development proposals to undertake a detailed archaeological assessment under specific circumstances. However, the protection of archaeological features has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy DH6 is screened out from AA.</p>



Policy Number / Name	Policy Text	LSEs Screening Outcome
<p>Policy DH7: Equestrian Development</p>	<p>1. Equestrian development proposals will be supported in principle, as a means of boosting the rural economy, provided it has been demonstrated all the following criteria have been met:</p> <ul style="list-style-type: none"> <li>a) The scale and intensity of the proposed development, including any subdivision of field(s) and earthworks, is compatible with the site's location and satisfactorily relates to existing field accesses, tracks and bridleways;</li> <li>b) The proposal includes the re-use of existing building(s) wherever practicable and viable;</li> <li>c) The location of new buildings, stables, yard areas and associated facilities respect the amenities of surrounding occupiers;</li> <li>d) Site layout, highways and parking arrangements demonstrate safe access and egress for horse boxes, delivery vehicles and specialist waste collection vehicles; and</li> <li>e) Estimated trip generation rates are provided to assess the impact on local highways, including from feed/hay deliveries, livery visitors including owners and farriers.</li> </ul> <p>Where the proposed development is located in the Green Belt, it will additionally be expected to accord with Policy SS6.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy provides support to new equestrian developments in principle, provided that a set of criteria is met. While horse riding can significantly contribute to recreational pressures in Habitats Sites, it is noted that this policy does not formally allocate any such developments.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy DH7 is screened out from AA.</p>
<p>Chapter 13: Healthy and Safe Communities</p>		
<p>Policy HC1: Promoting Healthy Communities</p>	<p>1. Vibrant, healthy and safe communities will be promoted through a high-quality environment with local services to support health, social and cultural wellbeing and help contribute to reducing deprivation and inequalities in the borough.</p> <p>2. Development proposals should consider impacts on the health and wellbeing of new and existing residents, by including measures that contribute to healthier communities and reduce inequalities. This includes making a positive contribution to creating high quality, active, safe and accessible places.</p> <p>3. Development proposals will be supported which:</p> <ul style="list-style-type: none"> <li>a) Contribute to the health and wellbeing priorities of the borough, including those outlined in the Berkshire West Health and Wellbeing Strategy and Wokingham Health and Wellbeing Strategy (and any other successor or associated document);</li> <li>b) Support the provision of new or improved health facilities, in consultation with the borough's Health and Wellbeing Board, Integration Partnership, the Buckinghamshire, Oxfordshire and Berkshire West (BOB) Integrated Care Board and NHS England;</li> <li>c) Protect existing health facilities in line with <a href="#">Policy HC2: Community Facilities</a>.</li> </ul> <p>4. Residential development proposals of 10 dwellings or more, or non-residential development proposals of 1,000 m<sup>2</sup> or greater gross internal area must include a Health Impact Assessment (HIA).</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports vibrant, healthy and safe communities, such as by aligning with the Berkshire West Health and Wellbeing Strategy, providing improved health facilities and undertaking Health Impact Assessments. However, the promotion of healthy communities has no bearing on Habitats Sites.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy HC1 is screened out from AA.</p>
<p>Policy HC2: Community Infrastructure</p>	<p>New Facilities</p> <p>1. Development proposals for the provision of new or extended community facilities will be supported where there is an identified present or future need, and should be:</p> <ul style="list-style-type: none"> <li>a) Of a suitable nature and scale to meet identified needs, be compatible with the character of the area and be sufficiently flexible to meet changing needs over time;</li> <li>b) Designed to accommodate a range of community uses. The co-location of facilities, including access for appropriate organisations and the local community will be strongly encouraged;</li> <li>c) Accessible by the community and promote social inclusion; and</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy supports the provision of new or extended community facilities across Wokingham Borough. However, the general support for such infrastructure has no bearing on Habitats Sites.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
	<p>d) Provided as part of a large residential schemes where development increases demand beyond current capacity, or generates a newly arising need.</p> <p>2. New community facilities must be supported by appropriate arrangements to secure the future management and maintenance of the facility.</p> <p>Existing Facilities</p> <p>3. Existing community facilities should be retained, improved and enhanced.</p> <p>4. Proposals that result in the loss of a community facility or service will only be supported where detailed and robust evidence has been provided to demonstrate:</p> <ul style="list-style-type: none"> <li>a) It would lead to the significant improvement of an existing facility, or the replacement of an existing facility of equal accessibility and convenience for the local community, with equivalent or improved facilities; or</li> <li>b) It has been demonstrated and determined that the facility no longer meets the needs of the local community; or</li> <li>c) It would provide better outcomes for the community outweighing the loss of the existing facility; or</li> <li>d) It is no longer economically viable.</li> </ul>	<p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy HC2 is screened out from AA.</p>
<p>Policy HC3: Local Green Space</p>	<p>1. Local Green Space as defined on the policies map, or in made neighbourhood plans, will be protected from inappropriate development, unless very special circumstances are demonstrated.</p> <p>2. Development proposals on Local Green Space should be compatible with the area's designation.</p> <p>3. Development proposals for facilities associated with the recreational use of a Local Green Space will normally be supported provided there are no unacceptable adverse impacts on the area's use or function.</p>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy protects Local Green Spaces from impacts of new planning proposals. It is considered positive for Habitats Sites that are sensitive to recreational pressure (e.g. the Thames Basin Heaths SPA), as this maintains an adequate inventory of alternative recreation destinations.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy HC3 is screened out from AA.</p>
<p>Policy HC4: Open space, sports, recreation and play facilities</p>	<p>Existing Facilities</p> <p>1. Existing open space, sports and recreation and play facilities will be protected, maintained and where possible enhanced.</p> <p>2. Development proposals on existing open space, sports and recreation and play facilities will only be permitted when one or more of the following is met:</p> <ul style="list-style-type: none"> <li>a) An assessment has been undertaken which clearly shows the open space, facilities or land are surplus to requirements and alternative facilities are available within a reasonable distance; or</li> <li>b) It can be demonstrated that alternative facilities of equivalent or superior quality and quantity will be provided in an accessible and suitable location; or</li> </ul>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy protects against the loss of existing open space, sports and recreation sites, and play facilities. It also supports new proposals for such sites. The expected delivery standards for each of these types of sites are also provided (ha per 1,000 population increase). This policy is considered positive for Habitats Sites that are sensitive to recreational pressure (e.g. the</p>

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	<p>c) The development is for alternative sport and recreational provision, the needs and benefits of which outweigh the loss of the current or former use; or                      d) It is ancillary to the main use of the site and enhances its function.</p> <p>New Facilities and Residential Development</p> <p>3. Development proposals for open space, sport and recreation and play facilities will be encouraged and supported, in line with other policies in the local plan and Sport England guidance. New open space, sports, recreation and play facilities should be well related to the communities they serve and should, where possible, promote their dual use by being co-located with other community uses, such as schools.</p> <p>4. Development proposals for residential development involving a net increase in the number of dwellings, will be required to provide or contribute to the provision of open space, sport and recreation and play facilities and must demonstrate how they meet the standards in the table below.</p> <table border="1" data-bbox="443 639 1429 1305"> <thead> <tr> <th>Type</th> <th>Borough standard (ha per 1,000 population)</th> </tr> </thead> <tbody> <tr> <td>Parks and public gardens</td> <td>1.1</td> </tr> <tr> <td>Natural/ semi natural greenspace (excluding country parks*)</td> <td>2.84</td> </tr> <tr> <td>Amenity greenspace</td> <td>0.98</td> </tr> <tr> <td>Provision for children and young people (Neighbourhood Equipped Areas of Play; Local Equipped Areas of Play; Local Areas of Play)</td> <td>0.25</td> </tr> <tr> <td>Civic Space</td> <td>0.01</td> </tr> <tr> <td>Outdoor sports facilities</td> <td>1.44</td> </tr> <tr> <td>Cemeteries/ Burial grounds**</td> <td>14.4 grave plots per 1,000 population</td> </tr> <tr> <td>Allotments</td> <td>0.39</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td><b>Type (indoor sports)</b></td> <td><b>Borough standard (m<sup>2</sup> per 1,000 population)</b></td> </tr> </tbody> </table>	Type	Borough standard (ha per 1,000 population)	Parks and public gardens	1.1	Natural/ semi natural greenspace (excluding country parks*)	2.84	Amenity greenspace	0.98	Provision for children and young people (Neighbourhood Equipped Areas of Play; Local Equipped Areas of Play; Local Areas of Play)	0.25	Civic Space	0.01	Outdoor sports facilities	1.44	Cemeteries/ Burial grounds**	14.4 grave plots per 1,000 population	Allotments	0.39			<b>Type (indoor sports)</b>	<b>Borough standard (m<sup>2</sup> per 1,000 population)</b>	<p>Thames Basin Heaths SPA), as such facilities contribute to an adequate inventory of alternative recreation destinations.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy HC4 is screened out from AA.</p>
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Policy HC5: Environmental Protection	<p data-bbox="389 946 1431 1018">1. Development proposals will only be supported where it can be demonstrated that individually, or cumulatively in combination with other schemes, they do not have an unacceptable impact, either during the construction phase, or when completed, on:</p> <ul style="list-style-type: none"> <li data-bbox="443 1023 824 1046">a) Human health, well-being or safety;</li> <li data-bbox="443 1046 786 1070">b) Residential and public amenity;</li> <li data-bbox="443 1070 1003 1094">c) The quality of land, including soils and the subsurface;</li> <li data-bbox="443 1094 1137 1118">d) Air and Water quality (including surface water and groundwater); and</li> <li data-bbox="443 1118 1055 1142">e) Other sensitive receptors, including the natural environment.</li> </ul> <p data-bbox="389 1147 1431 1190">2. Development proposals should demonstrate how an assessment of all potential environmental risks has been undertaken.</p>	<p data-bbox="1442 954 1921 978">There are no LSEs of this policy on Habitats Sites.</p> <p data-bbox="1442 1010 2056 1098">This development management policy ensures that development proposals do not result in unacceptable impacts on a range of receptors, including the natural environment.</p> <p data-bbox="1442 1129 2107 1217">This policy is considered positive as it covers the natural environment, which would include Habitats Sites. It augments the protection of Habitats Sites provided by Policy NE1 and NE3.</p> <p data-bbox="1442 1249 2011 1305">No quantum or geographic location of additional residential / employment development is allocated.</p> <p data-bbox="1442 1337 1868 1361">Overall, Policy HC5 is screened out from AA.</p>								

Policy Number / Name	Policy Text	LSEs Screening Outcome
<p>Policy HC6: Air Pollution and Air Quality</p>	<ol style="list-style-type: none"> <li>1. Development proposals should maintain, and where possible improve air quality.</li> <li>2. Development proposals should consider the prevailing air quality and potential impacts upon air quality arising from airborne particulates, dust and odour associated with the construction and operation of a proposal (including vehicular traffic).</li> <li>3. Air Quality Assessments can demonstrate how prevailing air quality and potential impacts upon air quality have been considered and how air quality will be maintained at an acceptable standard through avoidance and mitigation measures. Development proposals are likely to require an Air Quality Assessment where:               <ol style="list-style-type: none"> <li>a) The site is located within an Air Quality Management Area (AQMA); or</li> <li>b) The development has the potential to impact on air quality within an AQMA; or</li> <li>c) It has the potential to impact on the implementation of Air Quality Action Plans or Local Air Quality Strategies, either on its own or in combination with other development;</li> <li>d) The site is located within or close to an urban area that is known to experience higher levels of airborne particulates from vehicle emissions; or</li> <li>e) The site is within proximity to a source of air pollution which could present a significant risk to human health or irreplaceable habitats; or</li> <li>f) The type of development would mean its occupiers would be particularly sensitive to air pollution, such as schools, health care establishments or specialist accommodation.</li> </ol> </li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy requires development proposals to consider their potential impacts on air quality, both in the construction (i.e. from airborne dust and emissions from construction vehicles) and operational phases (i.e. emissions from vehicular traffic, such as car-based commuters). Planning applications need to be accompanied by Air Quality Assessments.</p> <p>This policy is considered positive for Habitats Sites that are sensitive to atmospheric pollution (e.g. the Thames Basin Heaths SPA), as Air Quality Assessments will ensure that there are no adverse effects on site integrity. It is to be noted that the Wokingham Borough Local Plan HRA is accompanied by an in-combination Air Quality Impact Assessment, which is discussed in the relevant section on atmospheric pollution.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy HC6 is screened out from AA.</p>
<p>Policy HC7: Light Pollution</p>	<ol style="list-style-type: none"> <li>1. Development proposals that include outdoor lighting should be sensitively designed and appropriately located to avoid obtrusive light, such as excessive glare and intrusive live spillage, and protect the amenity of immediate and wider neighbouring residential properties (both existing and proposed).</li> <li>2. Development proposals that include outdoor lighting should submit a Lighting Appraisal in accordance with current guidance from the Institute of Lighting Professionals (ILP) (or similar body), national guidance and British Standards. Lighting schemes should adopt the minimum level of luminance to adequately serve the needs of end users.</li> <li>3. All reasonable steps should be taken to avoid obtrusive light, including sky glow, on sensitive receptors such as wildlife corridors, Local Wildlife Sites and protected species. Where avoidance is not possible, adverse impacts must be identified and mitigated.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy ensures that lighting pollution across Wokingham Borough is minimised, such as through sensitive design, appropriate siting and minimising the level of luminance.</p> <p>Reducing light pollution is positive for the general environment because it protects wildlife corridors, Local Wildlife Sites and particular species (e.g. bats). However, it is noted that there are no Habitats Sites relevant to the Wokingham Borough Local Plan that are designated for bats.</p>

Policy Number / Name	Policy Text	LSEs Screening Outcome
		<p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy HC7 is screened out from AA.</p>
Policy HC8: Noise Pollution	<ol style="list-style-type: none"> <li>1. Development proposals must demonstrate how noise impacts have been addressed, to protect sensitive receptors, including existing and proposed dwellings.</li> <li>2. The noise impact of the development must be assessed. Where there is no adverse impact (no observed effect level), noise pollution will not be a material consideration.</li> <li>3. Where there is an adverse effect (ranging from the lowest observed adverse effect level to a significant observed adverse effect level), then the following hierarchical approach should be taken:               <ol style="list-style-type: none"> <li>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;</li> <li>b) Where there is still an adverse impact, the internal layout must be reviewed. Where this results in there no longer being an adverse impact, then design and mitigation measures should be incorporated accordingly;</li> <li>c) Where there is still an adverse impact, physical mitigation measures such as barriers/mechanical ventilation must be considered. Where this results in there no longer being an adverse impact, these measures should be incorporated accordingly;</li> <li>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.</li> </ol> </li> <li>4. Adverse impacts on sensitive environmental receptors, such as wildlife corridors, should be avoided or comprehensively mitigated where avoidance is not possible.</li> </ol>	<p>There are no LSEs of this policy on Habitats Sites.</p> <p>This development management policy minimises noise pollution, such as by ensuring that potential adverse noise impacts on sensitive environmental receptors (e.g. wildlife corridors) are adequately avoided or mitigated.</p> <p>While reducing noise pollution is positive for sensitive environmental features (e.g. ground-nesting birds), the qualifying birds in the Thames Basin Heaths SPA will not be impacted by the Wokingham Local Plan. No development is permitted within 400m of the SPA (the area within which noise disturbance represents a potential issue) and nightjar are not strongly associated with functionally linked habitats.</p> <p>No quantum or geographic location of additional residential / employment development is allocated.</p> <p>Overall, Policy HC8 is screened out from AA.</p>
Policy HC9: Contaminated Land and Water	<ol style="list-style-type: none"> <li>1. Development proposals on or near sites which are known, or suspected to be potentially contaminated, or proposals for sensitive land uses, will only be supported where it can be demonstrated that the following sensitive receptors would not be exposed to levels of potential contamination that would give rise to unacceptable risks or harm to health, or other adverse impacts:               <ol style="list-style-type: none"> <li>a) People; including future or existing occupiers or neighbours of development;</li> <li>b) The natural environment; including but not limited to areas of ecological value such as Local Wildlife Sites, Local Nature Reserves, Sites of Special Scientific Interest;</li> <li>c) Property; including future or existing dwellings or businesses;</li> <li>d) Water bodies; including both surface water and groundwater bodies; and</li> <li>e) Any other sensitive receptors as identified on a case-by-case basis.</li> </ol> </li> <li>2. A preliminary assessment should be undertaken, which includes:               <ol style="list-style-type: none"> <li>a) Details of any historic contamination,</li> <li>b) The extent, scale and nature of the potential contamination,</li> </ol> </li> </ol>	



Policy Number / Name	Policy Text	LSEs Screening Outcome
	<ul style="list-style-type: none"> <li>c) The potential risks to human health, property, nature conservation, water quality or other receptors, and</li> <li>d) Any preventative, mitigation or remedial measures and supporting assessments.</li> <li>3. Development proposals must demonstrate how any pollution arising from previous land uses or from the proposed development itself can be sufficiently mitigated.</li> </ul>	
<p>Policy HC10: Odour, fumes, and dust</p>	<ul style="list-style-type: none"> <li>1. Development proposals must demonstrate how the impacts of odour, fumes, and dust have been addressed to protect sensitive receptors, including existing and proposed dwellings and other sensitive land uses during both construction and operational phases. Factors such as the direction of prevailing winds and the location of and proximity to neighbouring sensitive receptors including housing, should influence the site layout and design of development.</li> <li>2. Development proposals that are likely to result in unpleasant odours, fumes and dust must be carefully designed to include on-site mitigation and actively reduce impacts on nearby land uses. This includes development proposals that would intensify or substantially alter an existing industrial or agricultural use.</li> <li>3. Proposals for new residential development must consider odour, fumes, and dust emitted from existing land uses and implement appropriate mitigation to protect the amenity of future occupiers.</li> </ul>	

## Appendix C LSEs Screening of Site Allocations

**Table 5-5: Likely Significant Effects (LSEs) Screening Assessment of Site Allocations included in the WBLPU. Where the LSEs Screening Outcome column is shaded green, LSEs on Habitats Sites can be excluded. Where this column is shaded orange, LSEs cannot be excluded and the policy is screened in for AA.**

Site Reference	Site Name	LSE Screening outcome
5WW017, 026, 030, 031	South Wokingham SDL extension For 1,100 dwellings (980 during the plan period)	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5FI028	Westwood Yard, Sheerlands Road for 10 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5SH025	Land north of Arborfield Road for 191 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5FI003	31 and 33 Barkham Ride for 80 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5SW019	Land west of Trowes Lane for 70 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5BA032	24 Barkham Ride for 30 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5BA013	Woodlands Farm, Wood Lane for 15 pitches	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5WK043	Land at St Annes Drive for 54 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.

Site Reference	Site Name	LSE Screening outcome
5SH023, 27	Land east and west of Hyde End Road for 175 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5WK045	Land at Bridge Retail Park for 59 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5FI004	Greenacres Farm, Nine Mile Ride for 100 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5FI024	Hillside, Lower Wokingham Road for 15 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5BA036	High Barn Farm, Commonfield Lane, Wokingham, RG40 4PR for 20 pitches	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5FI032	Honeysuckle Lodge, Commonfield Lane for 4 pitches	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5BA010	Barkham Square for 600 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5WK011	Land south of London Road (Western Field) for 12 dwellings	Located between 400m and 5km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5WK046	Land at Wellington Road, Wokingham for 20 dwellings	Allocation for 20 dwellings located between 5km and 7km of the Thames Basin Heaths SPA. There are no linking impact pathways present

Site Reference	Site Name	LSE Screening outcome
5WI011	Wheatsheaf Close for 24 dwellings	Allocation for 24 dwellings located between 5km and 7km of the Thames Basin Heaths SPA. There are no linking impact pathways present
5SH031	Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road for 10 dwellings	Allocation for 10 dwellings located between 5km and 7km of the Thames Basin Heaths SPA. There are no linking impact pathways present
5WK029	Station Industrial Estate, Oxford Road for 40 dwellings	Allocation for 40 dwellings located between 5km and 7km of the Thames Basin Heaths SPA. There are no linking impact pathways present
5WK051	Land east of Toutley Depot for 130 dwellings	Located for 130 dwellings and located 5km and 7 km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5WK053	Lee Springs, Latimer Road for 42 dwellings	Allocation for 42 dwellings located between 5km and 7km of the Thames Basin Heaths SPA. There are no linking impact pathways present
5WK054	WBC council offices, Shute End, Wokingham for 100 dwellings	Located for 100 dwellings and located 5km and 7 km of the Thames Basin Heaths SPA. Potential linking impact pathway: recreational pressure.
5WK042	Woodside Caravan Park, Blagrove Lane for 4 pitches	Allocation for 4 pitches located between 5km and 7km of the Thames Basin Heaths SPA. There are no linking impact pathways present
5RU008	Land between 39-53 New Road, Ruscombe, RG10 9LQ for 20 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present

Site Reference	Site Name	LSE Screening outcome
5CV002	Land west of Park Lane for 61 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present
5RU007	Land to the rear of 9-17 Northbury Lane, Ruscombe, RG10 9LH for 12 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present
5SO001	Land at Sonning Farm for 25 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present
5WI008	Winnersh Plant Hire for 60 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present
5TW005, 009, 010	Land at Bridge Farm for 200 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present
5SO008	Sonning Golf Club for 50 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present
5WI014	69 King Street Lane, Winnersh, RG41 5BA for 28 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present
5WI009, 019	Land north west of Old Forest Road for 50 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present
5WI012, 021	Land to the rear of Bulldog Garage and the BP filling station for 34 dwellings	Located more than 7km from the Thames Basin Heaths SPA. There are no linking impact pathways present