

Topic Paper

Settlement Boundaries Review

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



WOKINGHAM
BOROUGH COUNCIL

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1 Introduction

- 1.1 This topic paper provides background and evidence for Wokingham Borough Council’s designation of settlement boundaries. Specifically, it sets out the methodology the council has considered in reaching its conclusions, and includes the individual assessments for each settlement and details of any proposed alterations.
- 1.2 The topic paper is one in a series of papers supporting the Local Plan Update: proposed submission plan publication (the Plan). The Plan is a key step in producing the final Local Plan Update. It sets out a set of proposed policies for comment, and is supported by a series of evidence studies and papers.

2 Purpose and role of settlement boundaries

- 2.1 Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle (subject to other policy considerations). While allowing for development, settlement boundaries also protect the character of a settlement and prevent unrestricted growth and development in the countryside. The differences between the built up area and the countryside help to guide development to sustainable locations, concentrating residential developments and core employment locations alongside services and facilities.
- 2.2 For the purpose of clarity, settlement boundaries are intended to help guide decisions on development proposals, including by providing consistency and direction as part of a plan led approach to development. In addition, they may also be relevant to the production of neighbourhood development plans. Settlement boundaries are not relevant to the Land Registry title plans, ownership boundaries or the exact curtilage of a dwelling or other property.

3 Why review settlement boundaries?

- 3.1 Settlement boundaries are currently defined by the council’s adopted planning policies set out in the Core Strategy (2010) and Managing Development Delivery (MDD) (2014) local plans. Since these policies were adopted, our towns and villages have experienced a variety of changes.
- 3.2 As part of the local plan process, it is important that a review is undertaken to ensure settlement boundaries remain fit for purpose, and to respond to where the Plan proposes new allocations for development.

4 Planning Framework

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) was published by the government in 2023. It sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans should be produced.
- 4.2 The NPPF contains no specific guidance on settlement boundaries, however various statements refer to sustainability, including guiding development to sustainable solution. These include:
- The purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7).
 - Achieving sustainable development means that the planning system has three overarching objectives...[including] an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8(c)).
 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).
 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby (paragraph 83).
 - The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes (paragraph 109).
- 4.3 The NPPF also confirms that the planning system should be genuinely plan-led and that local plans should contain policies that are clearly written and unambiguous, so it is evident how decision makers will react to development proposals¹.
- 4.4 The definition of settlement boundaries performs a valid role in achieving this.

Local policy context

- 4.5 The council's adopted planning policies are set out in the Core Strategy (2010) and the Managing Development Delivery (2014) local plans. These local plans through Policy CP9: Scale and location of development proposals, CP11: Proposals outside Development Limits (including countryside) and CC02: Development Limits define the settlement boundaries around towns and villages and establish

¹ See NPPF, paragraphs 15 and 16.

a framework for considering development proposals. Within the settlement boundaries, the principle of development is acceptable, subject to policy considerations. Beyond settlement boundaries, land is designated as countryside or Green Belt with development only supported in specific circumstances.

4.6 The settlement hierarchy has been assessed through the Local Plan Update (see the Settlement Hierarchy Assessment 2024) and a proposed settlement hierarchy set out in Policy SS2: Spatial strategy and settlement hierarchy, of the proposed submission plan. This includes consideration of new and expanded settlements as part of the new Loddon Valley Garden Village Strategic Development Location (SDL).

4.7 The settlements listed in Table 1 below are the proposed settlements with defined settlement boundaries in the Local Plan Update. Smaller settlements are considered to be within the countryside.

Table 1: Proposed settlements with defined settlement boundaries	
Designation	Settlement
Major settlements	<ul style="list-style-type: none"> • Earley, • Green Park, • Shinfield (north of M4), • Twyford, • Winnersh, • Wokingham, • Woodley.
Modest settlements	<ul style="list-style-type: none"> • Arborfield Green (formerly Arborfield Garrison), • Finchampstead North, • Pinewood (Crowthorne), • Ruscombe, • Shinfield (south of M4), • Spencers Wood, • Thames Valley Science and Innovation Park • Three Mile Cross, • Wargrave, • Loddon Valley Garden Village.*
Minor settlements	<ul style="list-style-type: none"> • Arborfield Cross, • Barkham Hill, • Charvil, • Finchampstead, • Hurst, • Riseley, • Sindlesham, • Sonning, • Swallowfield.

*Proposed to be a new modest settlement

- 4.8 The Plan proposes that the primary focus of growth will be the creation of a new self-contained garden village at Loddon Valley, located on land to the south of the M4 between Shinfield, Arborfield and Sindlesham.
- 4.9 As part of the review of settlement boundaries, the definition of settlement boundaries for Loddon Valley Garden Village has also been considered. Proposed new settlement boundaries at Loddon Valley Garden Village and Thames Valley Science and Innovation Park, including changes to the existing settlement of Sindlesham, are set out in Appendix A.

5 Methodology for assessment

- 5.1 This section describes the method used to review settlement boundaries. The starting point were the settlement boundaries as defined by adopted planning policy.
- 5.2 In line with best practice, a review has been undertaken of how other local planning authorities have approached the definition and review of settlement boundaries. Common principles demonstrated include:
- Existing settlement boundaries are used as the starting point for review.
 - Physical features are used to define settlement boundaries.
 - Extant planning permission and completed developments are considered.
 - Built form which is out of character or detached from the main settlement is excluded.
- 5.3 To ensure transparency and assist in achieving consistent, fair and repeatable assessment, a number of guiding principles were defined as set out below.

Principle 1

The settlement boundary should be tightly defined around the built form and use clear physical features. The settlement boundary should:

- Only enclose the main built-up area, i.e. the area of close knit physical character.
- Use clearly identifiable physical features, e.g. buildings, field boundaries, roads, rivers, curtilage features.
- Create a logical, strong, defensible boundary. The order of preference of these features are:
 - A road edge, typically the road should be included within the settlement unless a more logical boundary would include the road in the countryside;
 - A building line that provides a straight logical line and clearly represents the edge of the urban area;
 - A pathway, stream, ridge, car park, playground or other physical feature;
 - An ownership boundary marked by physical features such as hedgerow or a fence-line.

Where a lower preference is chosen for the boundary there must be a logical reasoning for this, e.g. the higher preferences fail to protect open spaces, or create irregularities in the overall boundary.

- In the absence of a gap in physical features a straight line between two nearest features will be taken.

Principle 2

The settlement boundary should include:

- Existing commitments, i.e. unimplemented planning permissions, partially implemented permissions, completed developments, and residential and employment allocations where they form a continuous part of the built form.
- The curtilage of buildings which closely relate to the character of the built form and have enclosing features.

- Existing community facilities (such as churches, schools and village halls) which are closely related to the built up area.
- Recreational or amenity open space which is physically surrounded by built form (or adjoined on three sides).
- Previously developed land located on the edge of the built form and is not physically or visually detached from it.
- Permanent Park Home sites which stand adjacent to existing built up area.
- Employment and leisure uses located on the edge of the built up area will be considered according to their scale, function and relationship to the built up area.

Principle 3

The settlement boundary should exclude:

- Open spaces, orchards and sports and recreational facilities which stand on the edge of the built form of settlements.
- Isolated development which is physically or visually detached from the settlement.
- Sections of large curtilages of buildings which relate more to the character of the countryside than the built form.
- Agricultural farmsteads and or buildings which stand on the edge of the built form of settlements.
- Open undeveloped parcels of land on the edges of settlements.
- Recreational or amenity open space extending into the countryside or which primarily relates to the countryside in form and nature.
- Areas where an extension could lead to development which has a potential to adversely affect the character and/or setting of a Conservation Area.
- Caravan sites which serve a primarily temporary and/or holiday purpose.

Principle 4

Settlement boundaries do not need to be continuous.

- It may be appropriate given the nature and form of a built up area to define two or more separate elements. These detached areas of a settlement may have boundaries drawn around them, where they:
 - Have a density of 30 dwellings per hectare or more (after deduction of any long narrow rear gardens). Clusters of low density villa style housing or of detached houses with sizeable side or front gardens will not be given settlement boundaries.
 - Include at least twenty dwellings, and
 - Are situated within 200m of the main part of the settlement, being visually related to the main part of the settlement and not having any identity as a separate settlement or hamlet.
- Where settlement boundaries are drawn around detached parts of settlements, this will not have any implications for land lying outside the boundary between the main part of the settlement and the detached part.

Desktop review and site visits

- 5.4 Having established guiding principles for defining settlement boundaries, a desktop review was undertaken to collect data on current land and built form, land-use, landscape character, woodland cover, field pattern and settlement pattern using GIS datasets, including Ordnance Survey digital MasterMap (1:1250 scale) and 2022 aerial photographs. A review of developments, allocations, planning permissions, appeals and current planning applications was also undertaken.
- 5.5 Through the desktop review, changes to settlement boundaries were considered. Where necessary, this was supplemented by site visits to allow information on more recent physical changes to be collected and discussed with the council's Development Management, Landscape and Heritage specialists.

Recommendations

- 5.6 From the information derived from the desktop review and site visits, a number of recommended amendments to settlement boundaries were defined. These are presented in the appendices to this paper. Appendix A sets out proposed settlements relating to Loddon Valley Garden Village SDL. Appendix B sets out the proposed changes by existing settlement. This includes an explanation of why changes to existing settlement boundaries are proposed. These changes are also available to view on the online interactive map on the council's website².

6 Conclusion

- 6.1 This topic paper provides background and evidence for the identification of settlement boundaries. Specifically, it sets out the factors and methodology the council has considered in reaching its conclusions. It also includes the individual assessments for each settlement, details of any proposed alterations and proposed new settlements.

² The interactive map is available online here:
<https://experience.arcgis.com/experience/8b75b3bc731b47b1a450a74d649da322>

Appendix A:
Proposed settlements Loddon Valley Garden Village SDL

The Plan proposes the creation of a new garden village located on land to the south of the M4 between Shinfield, Arborfield and Sindlesham.

Loddon Valley Garden Village will be a holistically planned new community with an agreed masterplan for the whole area. The large scale of the site means it is considered to comprise three settlement areas:

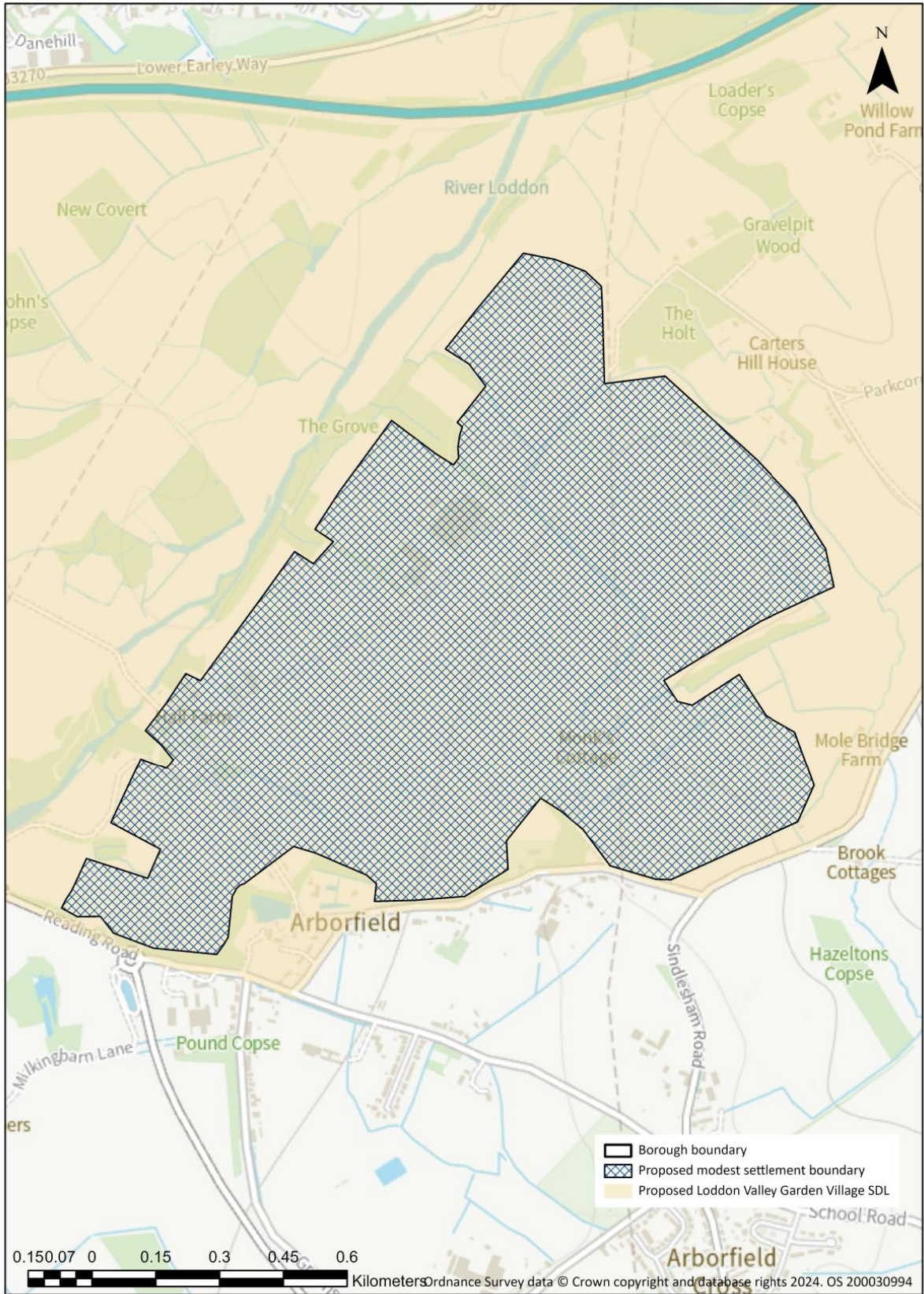
- Loddon Valley Garden Village settlement – a new settlement area which will contain the majority of the new homes, schools and centres;
- Sindlesham extension – an expansion of the village of Sindlesham to include new homes in the north eastern area of Loddon Valley Garden Village SDL, known as Hatch Farm;
- Thames Valley Science and Innovation Park settlement – a new settlement to take account of the expanded employment area.

Settlement boundaries may be updated through future local plans to reflect planning applications and the development/built form on the ground.

The boundary of the Strategic Development Location (SDL) covers a wider area encompassing all three of the above settlements. This helps to ensure flexibility when delivering infrastructure to support the proposed development.

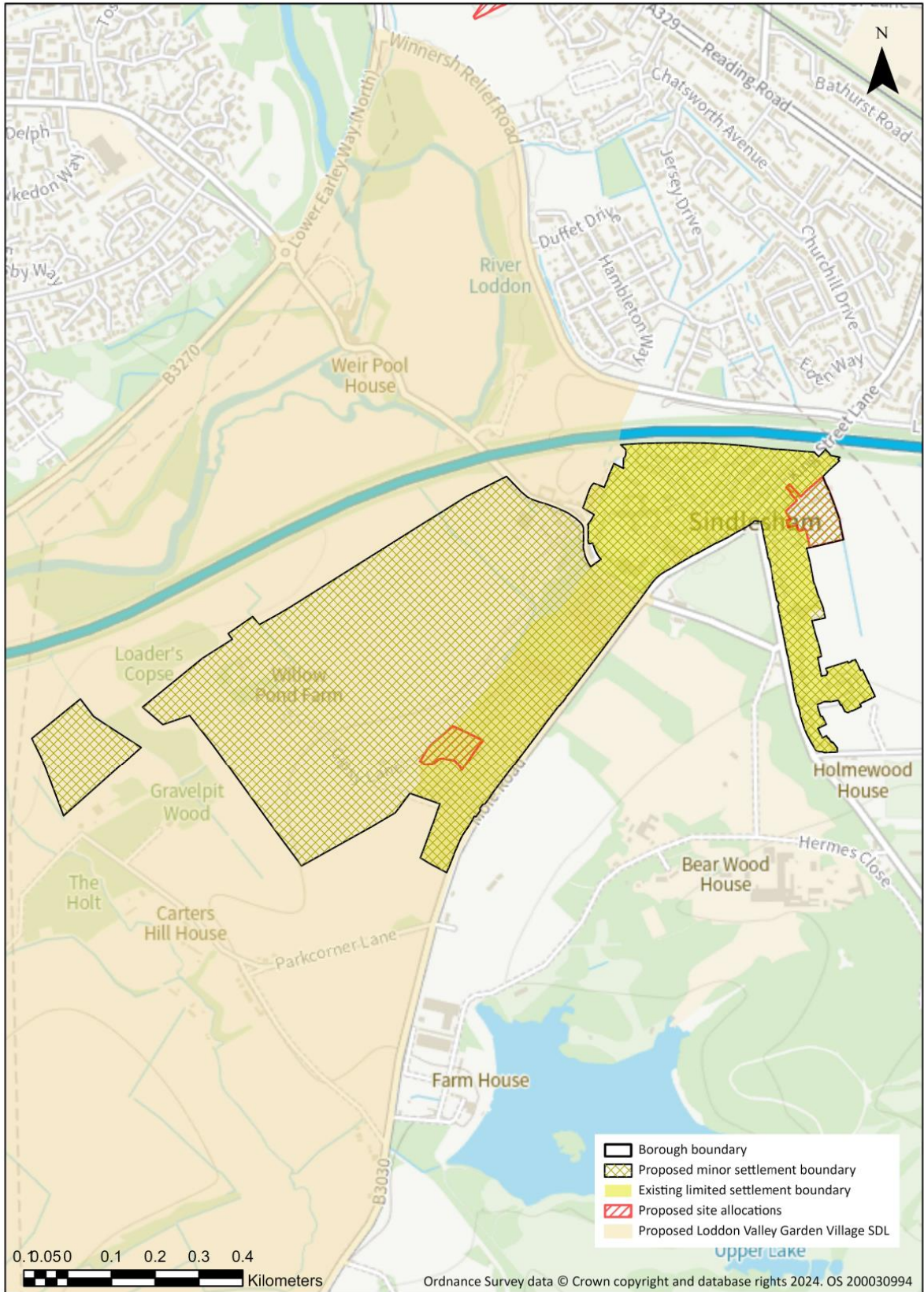
Loddon Valley Garden Village

The majority of new homes and infrastructure – such as primary schools, a secondary school, retail and community centres – will be delivered as part of the main area of Loddon Valley Garden Village. This will create a new modest settlement to the south east of the River Loddon. The new settlement boundary has been drawn using the latest masterplans and consideration of constraints such as flood zones.



Sindlesham extension

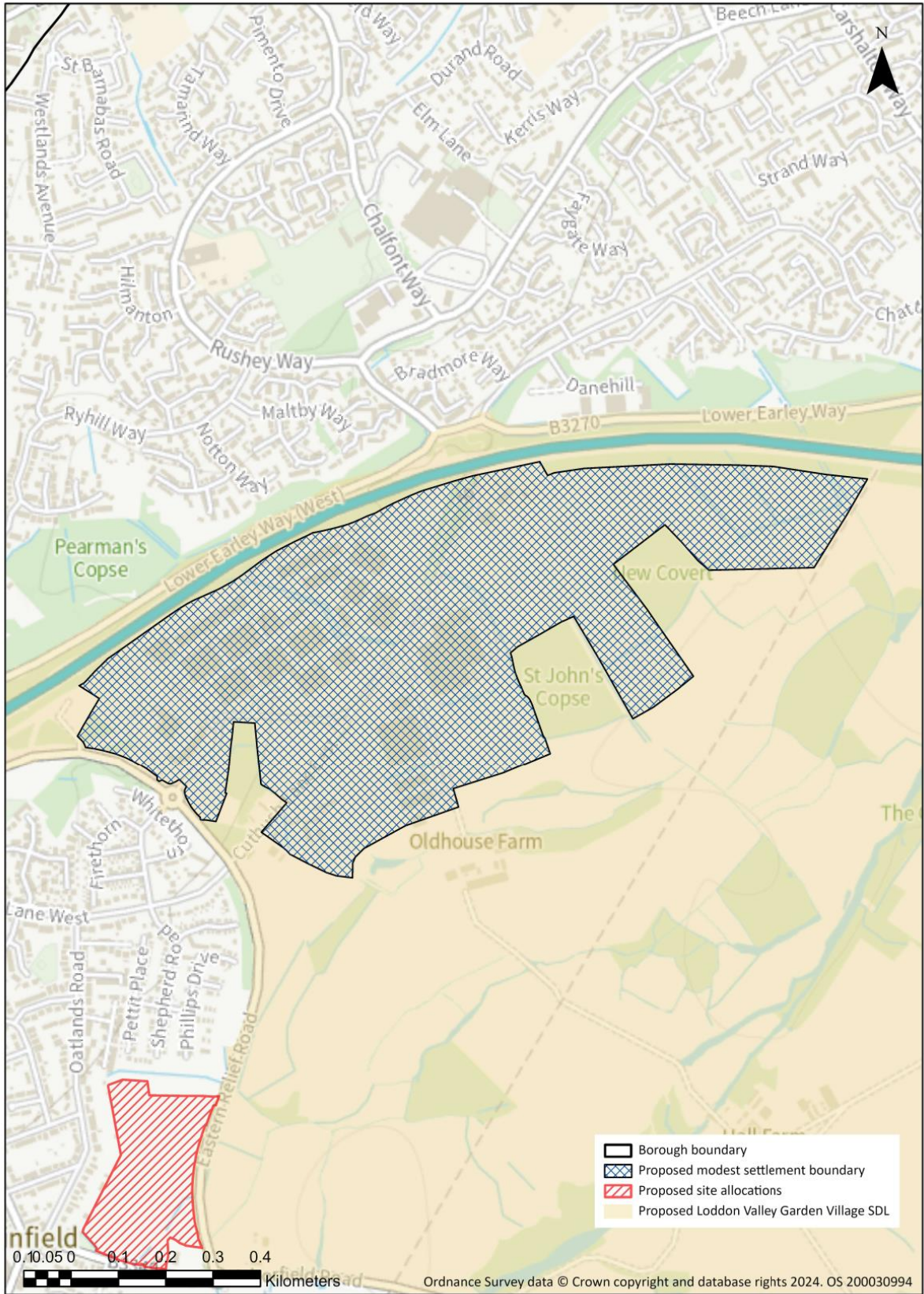
The Hatch Farm section of land in the north eastern area of the SDL is most closely related to the village of Sindlesham, and is considered to most appropriately form an extension to this minor settlement. This area of development is likely to only bring forward very limited additional services or facilities and will use existing facilities within Sindlesham, and look to larger settlements such as Winnersh, and the central part of Loddon Valley Garden Village for other services and facilities. The settlement boundary has been drawn using the latest masterplans and consideration of constraints such as flood zones.



Thames Valley Science and Innovation Park

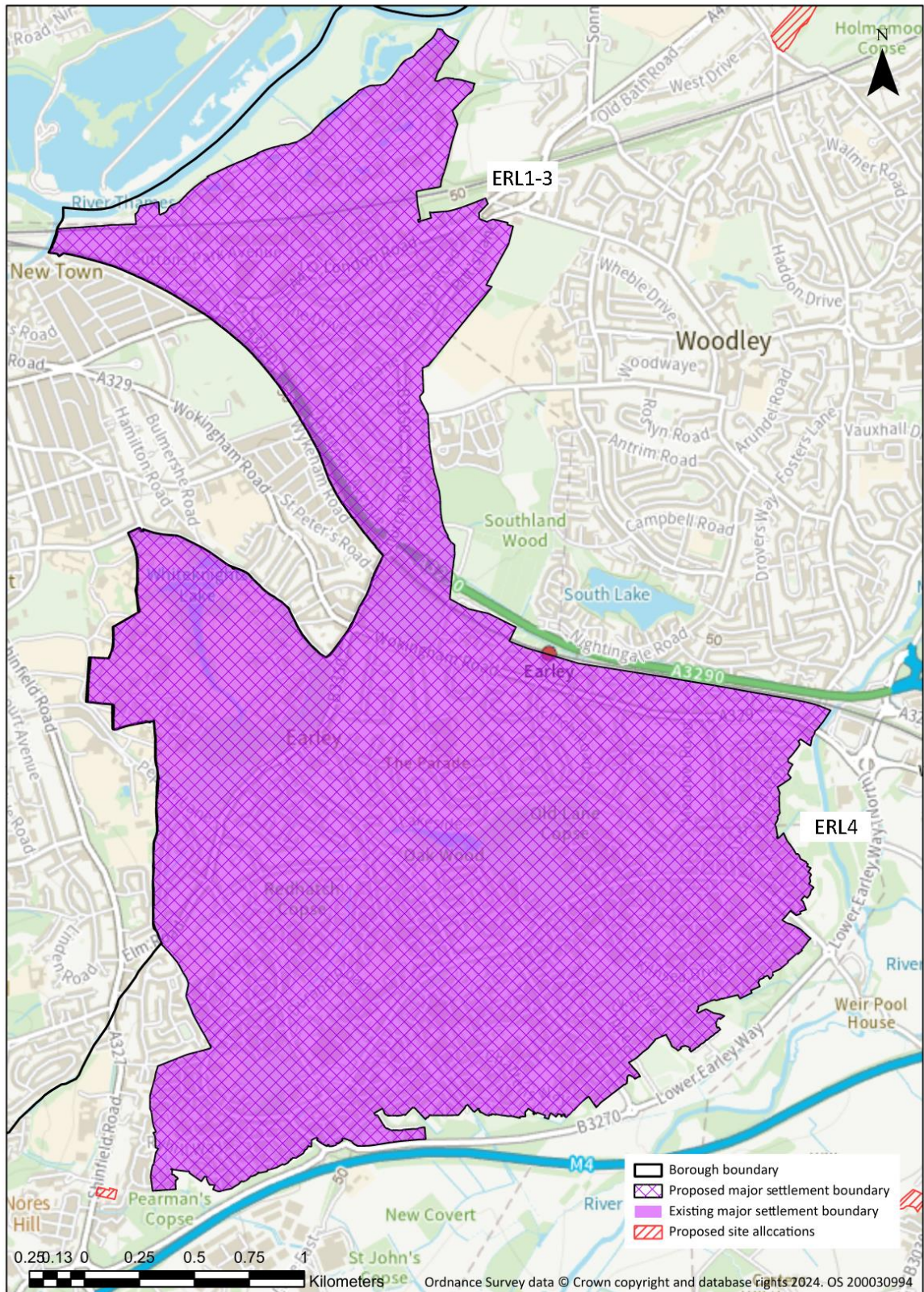
Due to the expansion of the Thames Valley Science and Innovation Park (TVSP) and its inclusion as part of the wider Loddon Valley Garden Village SDL, a separate modest settlement is created to take account of the larger employment area. The TVSP has therefore been removed from the settlement boundary of Shinfield (see Appendix B) to allow for this change. The new settlement boundary has been drawn using the latest information on planning commitments, masterplans and constraints such as flood zones and woodland. The settlement area includes a wider area than the Core Employment Area³ to allow for flexibility.

³ Proposed Core Employment Areas can be seen on the interactive map available online here: <https://experience.arcgis.com/experience/8b75b3bc731b47b1a450a74d649da322>



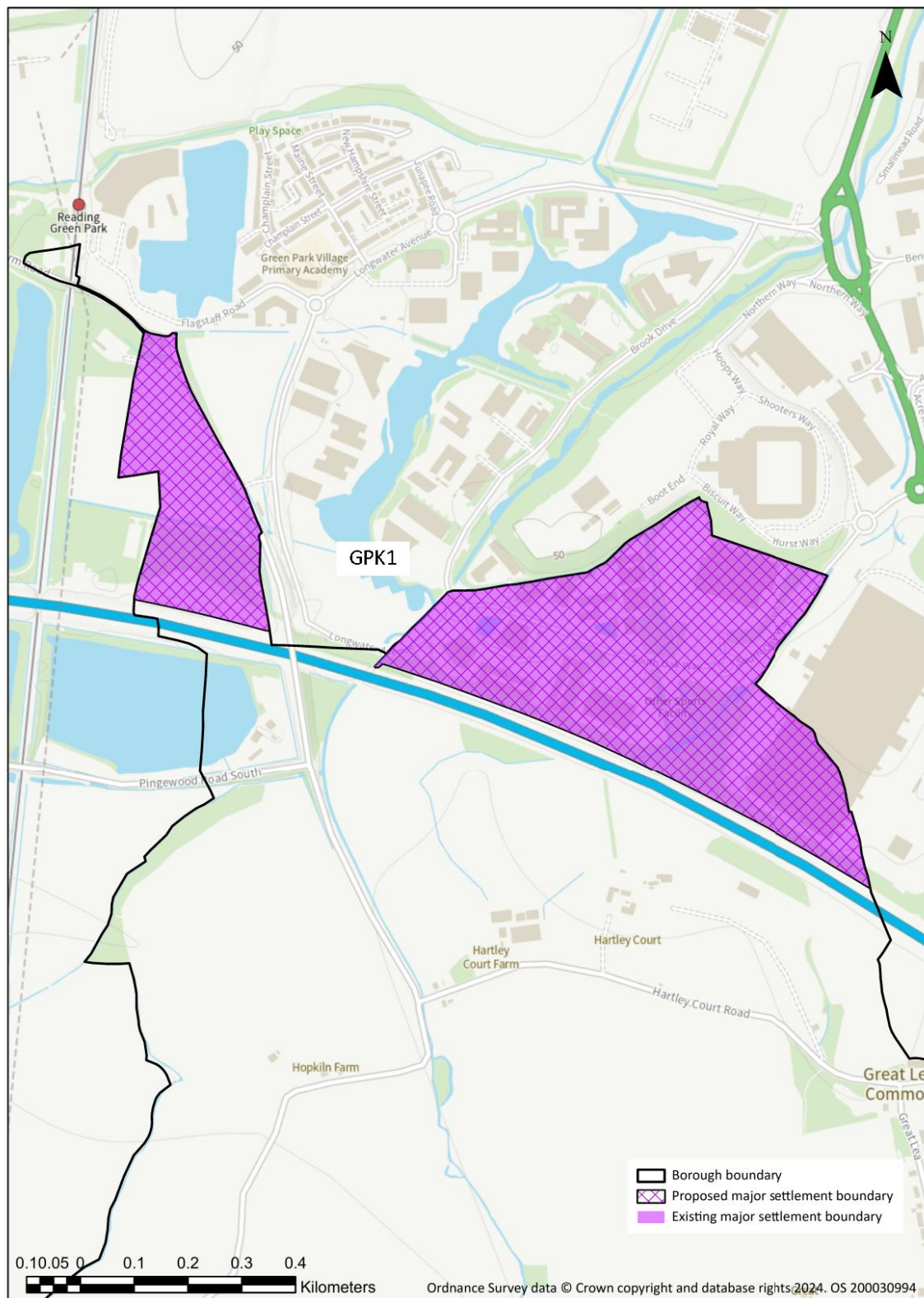
Appendix B: Major settlements

Earley



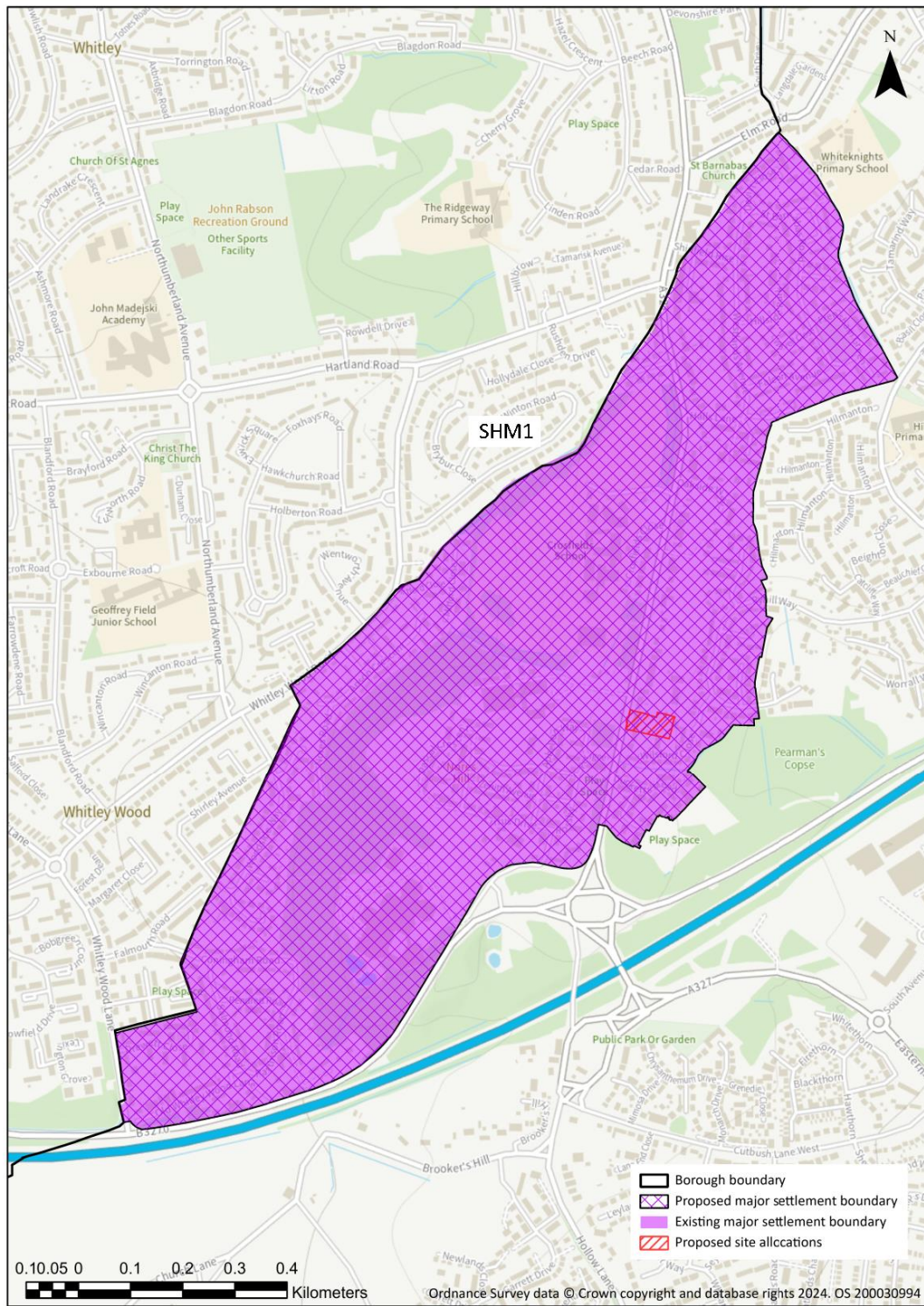
Earley			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Extend	ERL1	27 Shepherds Hill Earley Reading RG6 1BB	Extend to cover extension to property which is not currently included in the existing settlement
Extend	ERL2	31 Shepherds Hill Earley Reading RG6 1BB	Extend to cover extension to property which is not currently included in the existing settlement
Extend	ERL3	Land behind 15-17 Shepherds Hill Earley Reading RG6 1BB	Fix boundary to the built form fence line in line with MasterMap
Adjust	ERL4	9 Northam Close Lower Earley Reading RG6 3AJ	Adjust to follow built form

Green Park



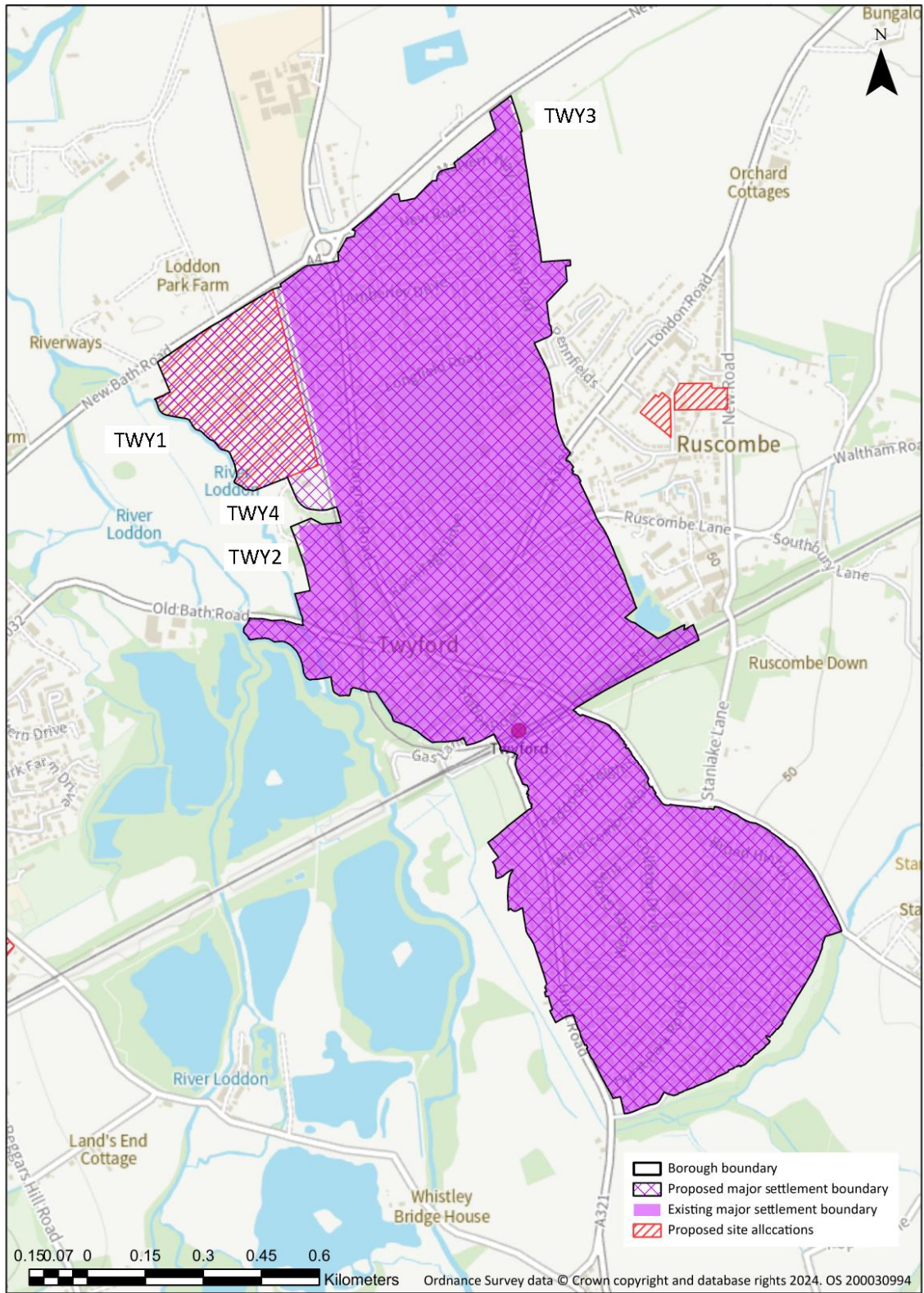
Green Park			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Alteration	GPK1	Green Park whole settlement	To align the settlement boundary to the borough boundary and remove existing misalignments with Reading Borough

Shinfield (north of M4)



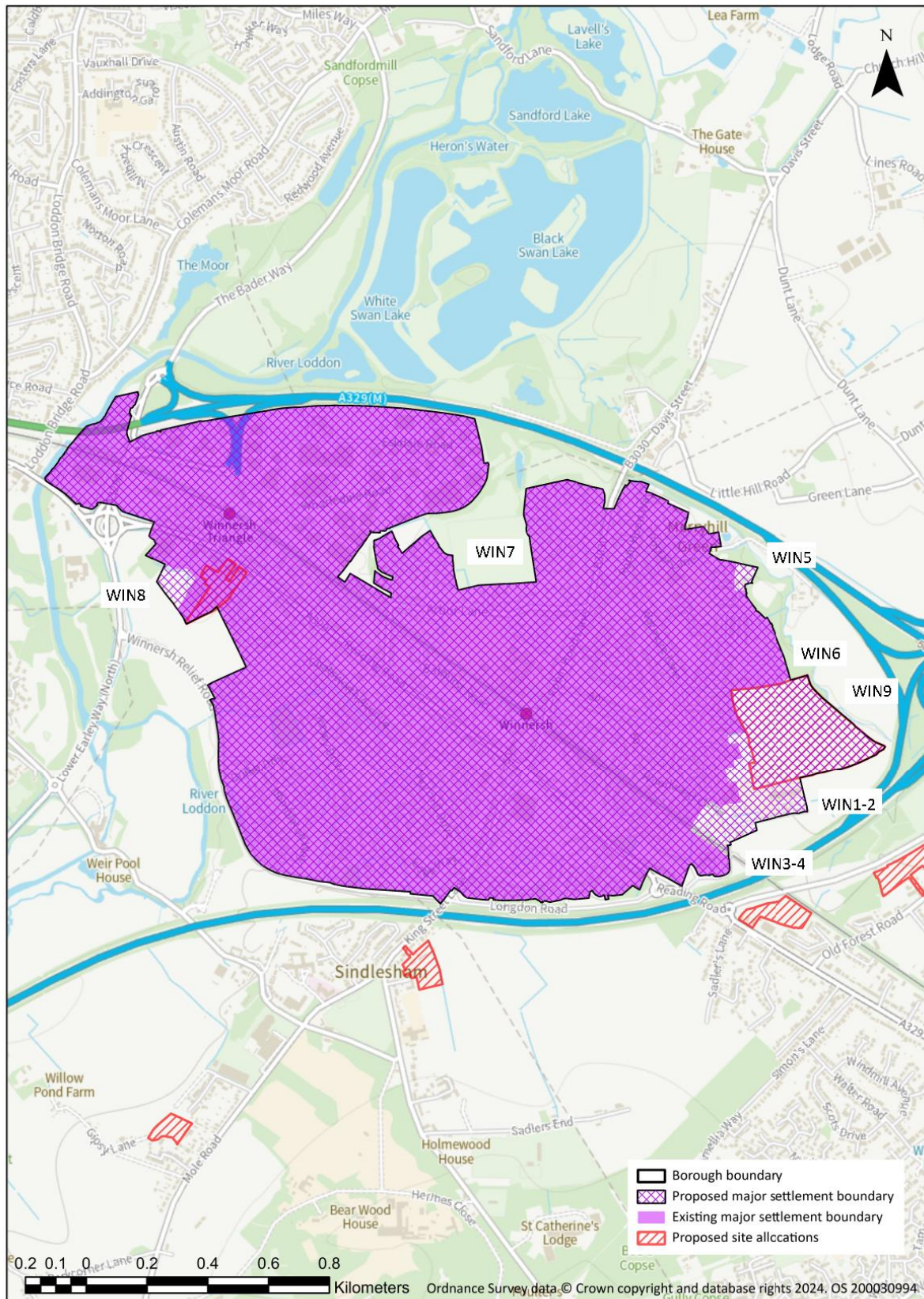
Shinfield (north of M4)			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Alteration	SHM1	Shinfield (north of M4) whole settlement	To align the settlement boundary to the borough boundary and remove existing misalignments with Reading Borough

Twyford



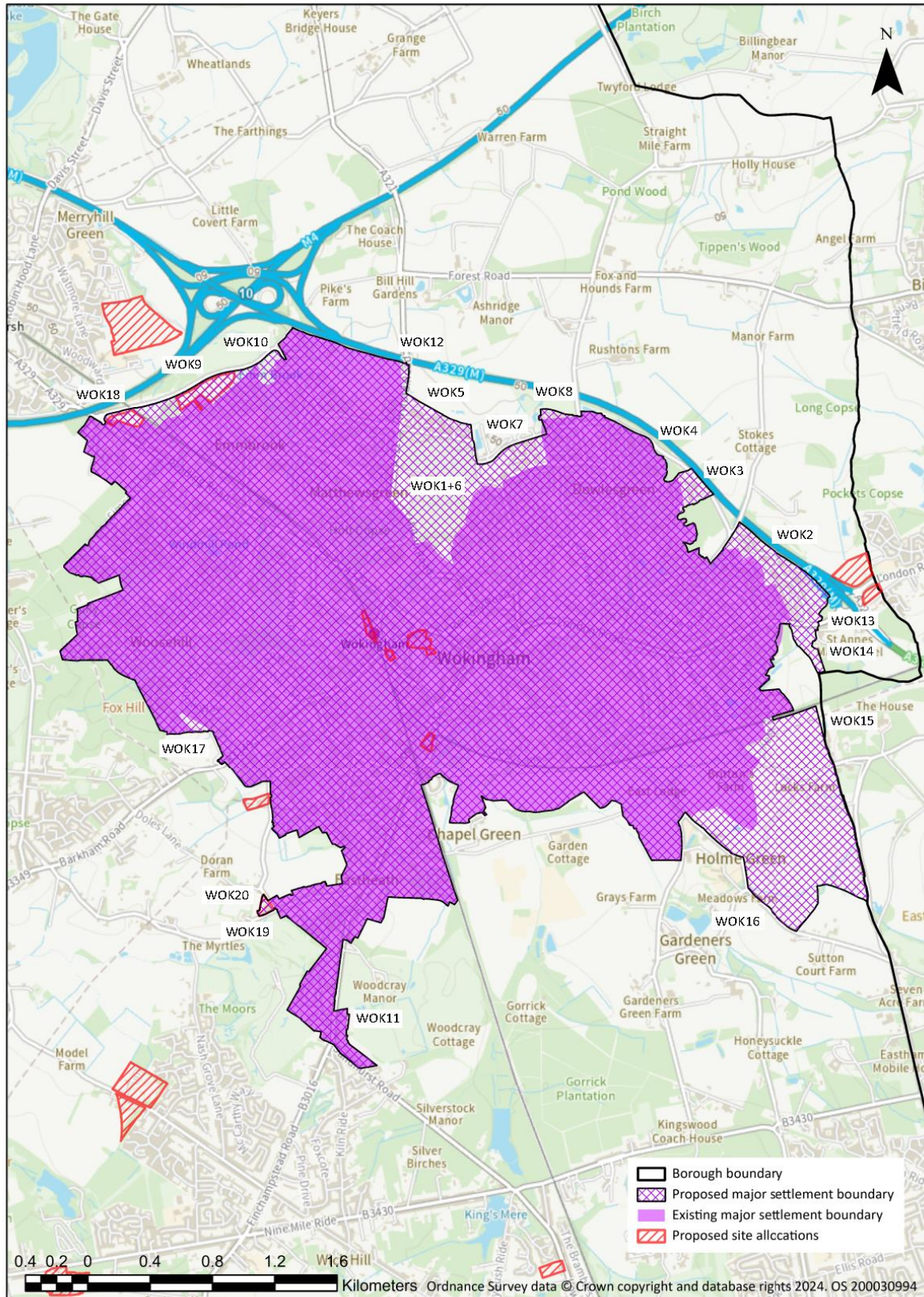
Twyford			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	TWY1	Land at Bridge Farm Twyford	Expand to reflect existing commitment (ref: 212720) with the River Loddon as the primary boundary
Adjust	TWY2	Bridge House Nursing Home High Street Twyford RG10 9AQ	Rationalise and adjust boundary to fence line
Adjust	TWY3	Fir Grove New Bath Road Twyford	Adjust boundary to include whole dwelling
Expand	TWY4	Cedar Park Day Nursery Bridge Farm Road Twyford RG10 9PP	Expand to include nursery building and grounds and follow Bridge Farm Road

Winnersh



Winnersh			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	WIN1	Oak Tree School Woodward Close Winnersh RG41 5LP	Expand to include Oak Tree school
Expand	WIN2	Wheatfield Primary School Woodward Close Winnersh RG41 5NW	Expand to include Wheatfield Primary school
Expand	WIN3	The Royal British Legion Woodward Close Winnersh RG41 5LP	Expand to include the Royal British Legion site which is enclosed on all sides by other proposed changes to the settlement boundary
Expand	WIN4	Land east of 145 – 149 Woodward Close Winnersh	Expand as enclosed on all sides by settlement boundary
Expand	WIN5	11-27 Blackberry Gardens Winnersh RG41 5RN	Expand to reflect the built form of new development
Adjust	WIN6	Grovelands Park Winnersh RG41 5LD/5LE	Adjust to follow boundary of development
Expand	WIN7	Bluebell Meadow Winnersh Wokingham RG41 5UW	Expand to reflect boundary fence and incorporate development at 27 Bluebell Meadow Winnersh Wokingham
Expand	WIN8	Land south of Gazelle Close Winnersh	Expand to include existing commitment of employment site (ref: 171299)
Expand	WIN9	Land off Watmore Lane/ Maidensfield Winnersh	Expand to include planning permission granted on appeal (ref: APP/X0360/W/23/3331651)

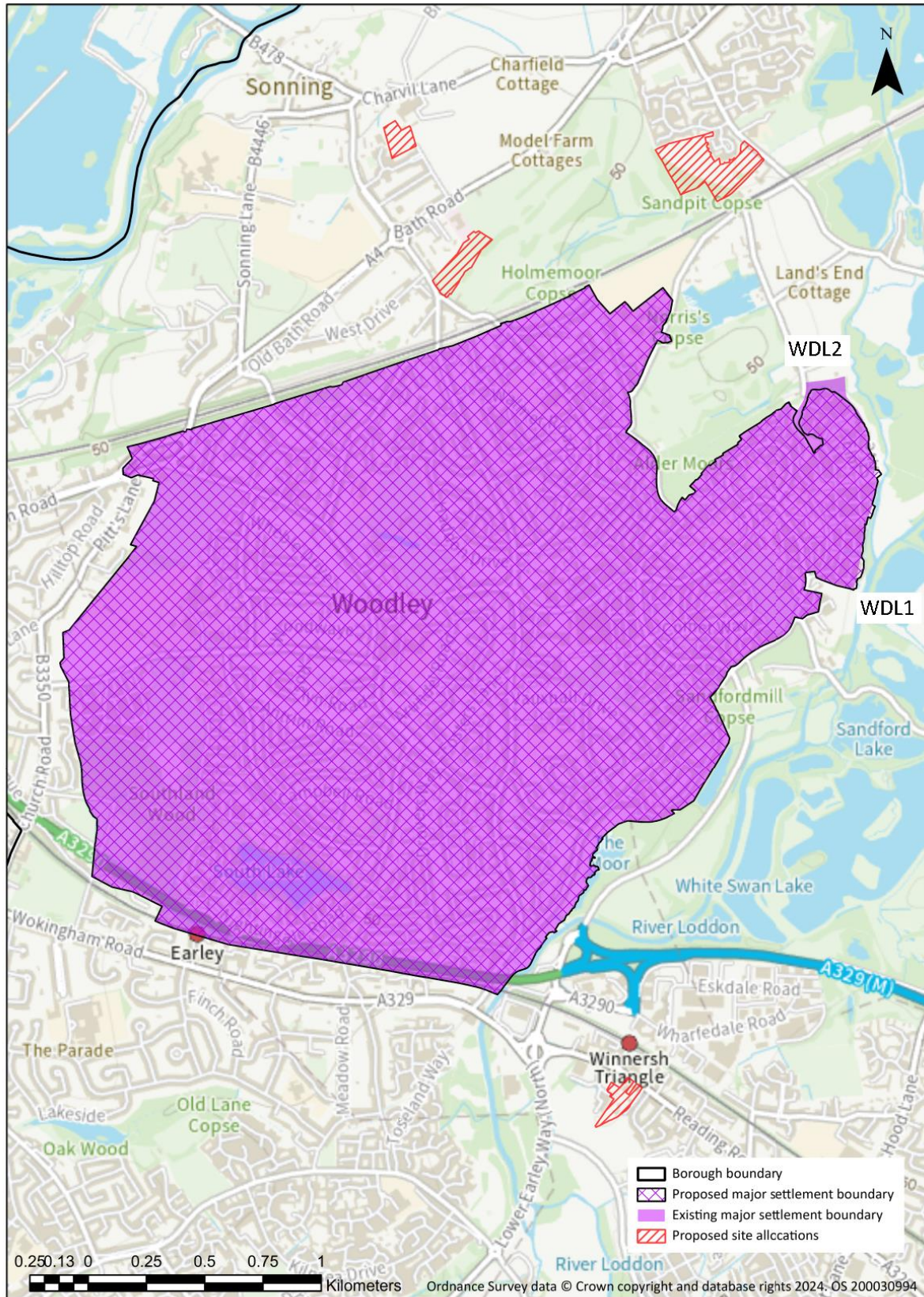
Wokingham



Wokingham			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	WOK1	Cantley Park Wokingham	Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement)
Expand	WOK2	Keephatch Gardens Development Site London Road	Expand to reflect the built form of new development
Expand	WOK3	Keephatch Beech land rear and north of 398 London Road Wokingham	Expand to reflect the built form of new development
Expand	WOK4	27-43 Soames Place Wokingham	Expand to reflect the built form of new development
Expand	WOK5	Bell Farm Bell Foundry Lane Wokingham RG40 5QF	Expand to reflect the built form of new development
Expand	WOK6	Cantley Park Field Twyford Road Wokingham	Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement)
Expand	WOK7	Ashridge Farm, Warren House Road	Expand to reflect the built form of new development
Expand	WOK8	Land at Kentwood Farm Warren House Road Wokingham RG40 5RE	Expand to reflect the built form of new development
Expand	WOK9	Land to the north-west side of Old Forest Road RG41 1JA	Expand to include proposed allocation of site ref: SS14.20 and follow the completed new route of the North Wokingham Distributor Road
Expand	WOK10	Land at Toutley Road and Old Forest Road	Expand to incorporate area of open space to follow the new route of the North Wokingham Distributor Road
Expand	WOK11	316 Finchampstead Road Finchampstead Wokingham RG40 3JB	Expand to reflect the built form of new development
Expand	WOK12	Land east of Toutley depot	Expand to rationalise the boundary to the A321

Expand	WOK13	Land to the west of St Annes Drive	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/22/3297645)
Adjust	WOK14	Drew Crescent Wokingham RG40 1RE	Adjust to follow built form of new development
Expand	WOK15	South Wokingham SDL	Expand to include South Wokingham SDL existing commitments/resolutions to grant (refs: 190194 (Bigwood House Phase 2a), 191068 (Main section Phase 2b) and 192325 (Phase 3))
Expand	WOK16	South Wokingham SDL Extension	Expand to include proposed area of extension of the South Wokingham SDL
Expand	WOK17	Limmerhill Road Amenity Space	Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement)
Expand	WOK18	Land at rear of Bulldog Garage Winnersh	Expand to include proposed allocation of site ref: SS14.22 and follow the completed new route of the NDR
Alter	WOK19	148 Evendons Lane, Wokingham	Alter to align along boundary with Mastermap
Expand	WOK20	Rosery Cottage and 171 Evendons Lane, Wokingham	Expand to include proposed allocation of site ref: SS14.25 (N.B. application with resolution to grant permission ref: 231351)

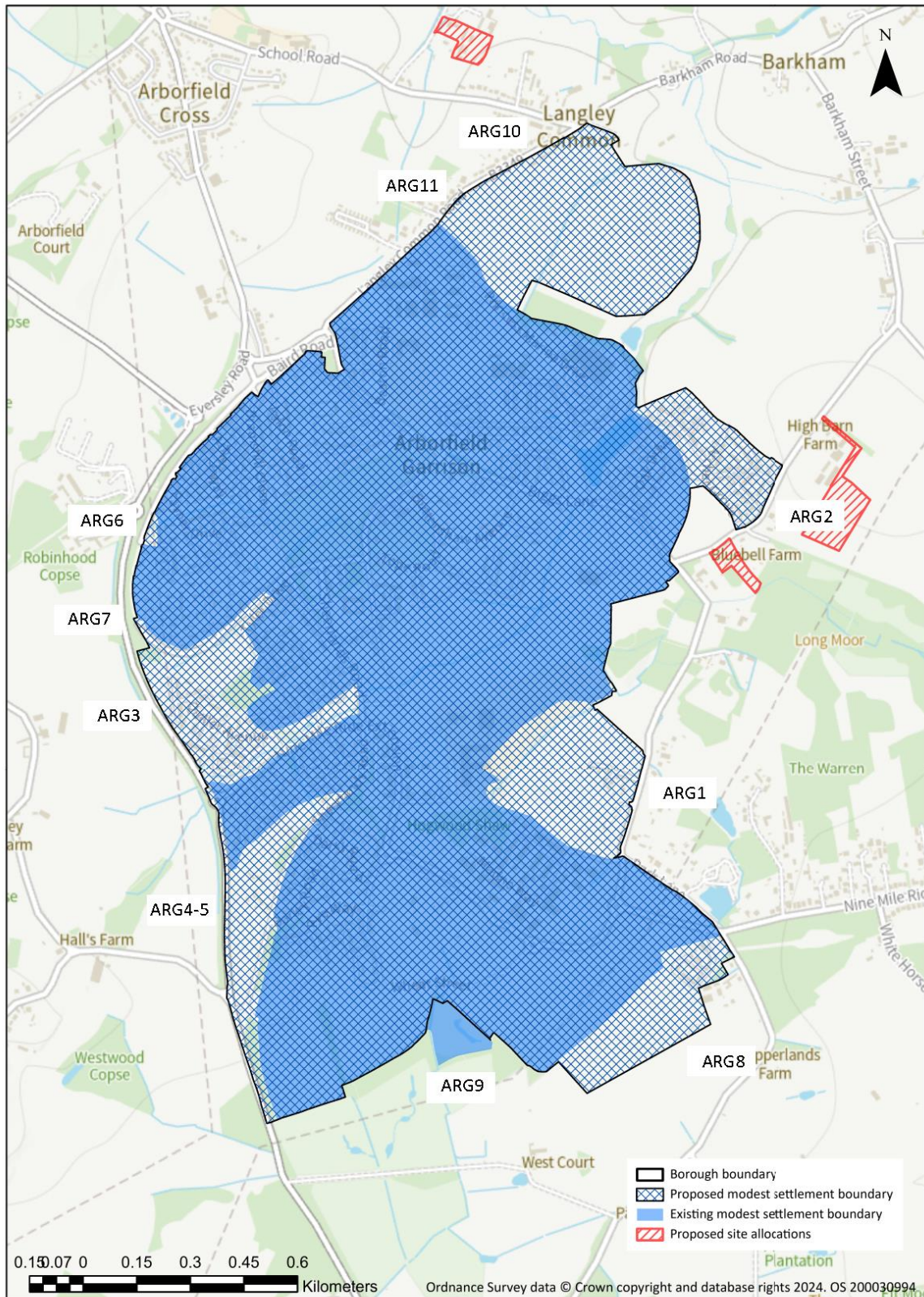
Woodley



Woodley			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Adjust	WDL1	Sandford Farm Woodley	Adjust to follow built form of new development
Adjust	WDL2	Sandford Farm Woodley	Adjust to follow built form of new development

Appendix C: Modest settlements

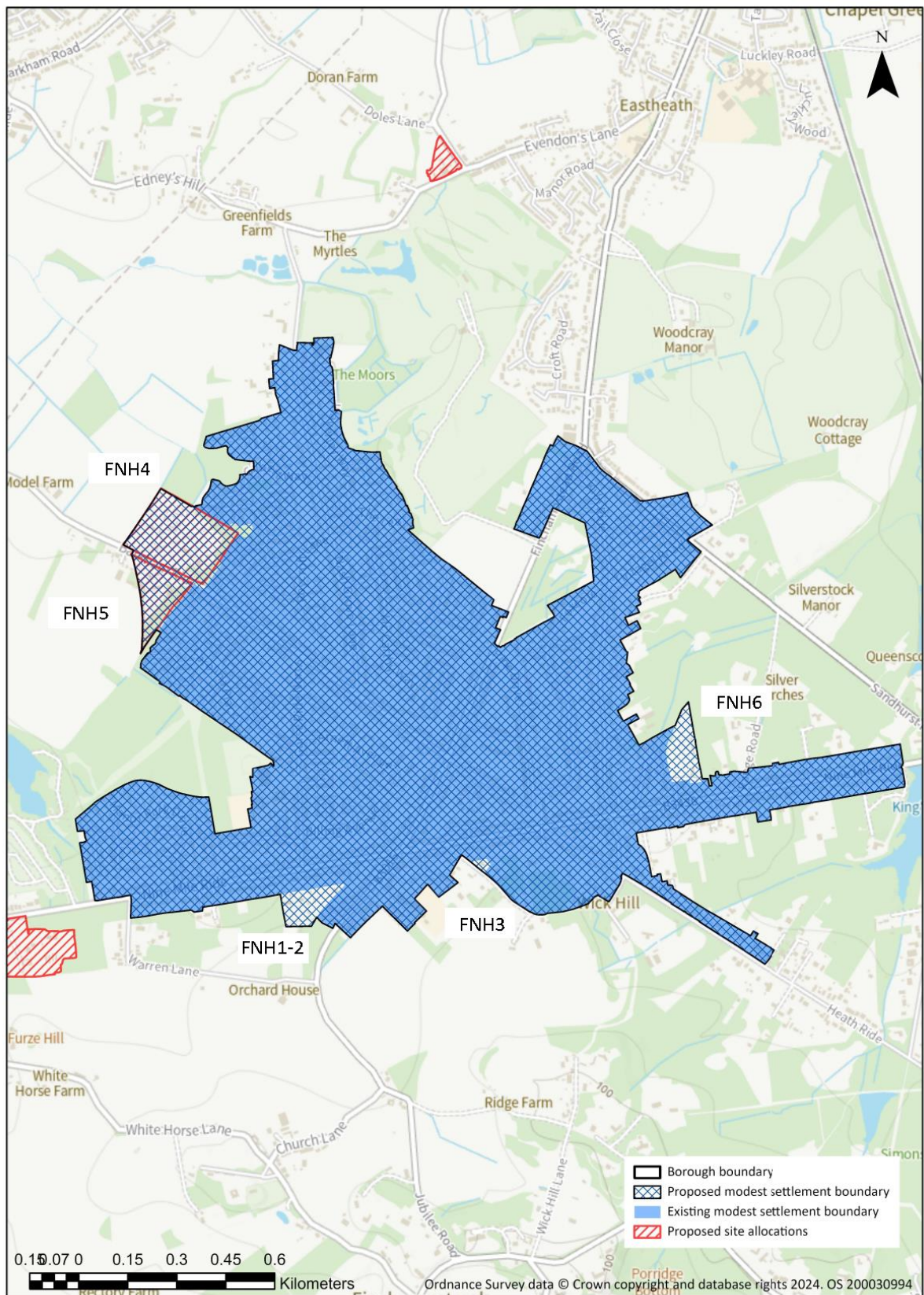
Arborfield Green (formerly Arborfield Garrison)



Arborfield Green (formerly Arborfield Garrison)			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	ARG1	Reading Football Club Training Ground, Hogwood Park, Park Lane	Expand to include existing commitment (ref: 163547)
Expand	ARG2	Arborfield Garrison Biggs Lane Arborfield	Expand to reflect the built form and existing commitment (ref: 161536)
Expand	ARG3	Land Parcel B Arborfield	Expand to reflect the built form of new development
Expand	ARG4	Land at Arborfield Garrison	Expand to include existing commitment (ref: 192609)
Expand	ARG5	Westwood Yard, Sheerlands Road Finchampstead RG40 4QX	Expand to include proposed allocation as part of the existing SDL and rationalise boundary up to A327
Expand	ARG6	Car park north of Howell Close	Expand to the road to include the car park area
Expand	ARG7	Land south of Baird Road and west of Tyler Drive	Expand due to development on three sides
Expand	ARG8	Land to the south east of Hogwood industrial estate	Expand to include existing commitment (ref: 220175)
Alteration	ARG9	Land west of the A327	Alter boundary to remove West Court SANG and follow development of existing commitment (ref: O/2014/2179, 181194)
Expand	ARG10	Land at Barkham Square	Expand to include proposed allocation of site as part of the expanded SDL proposal and existing houses on the southern side of Langley Common Road

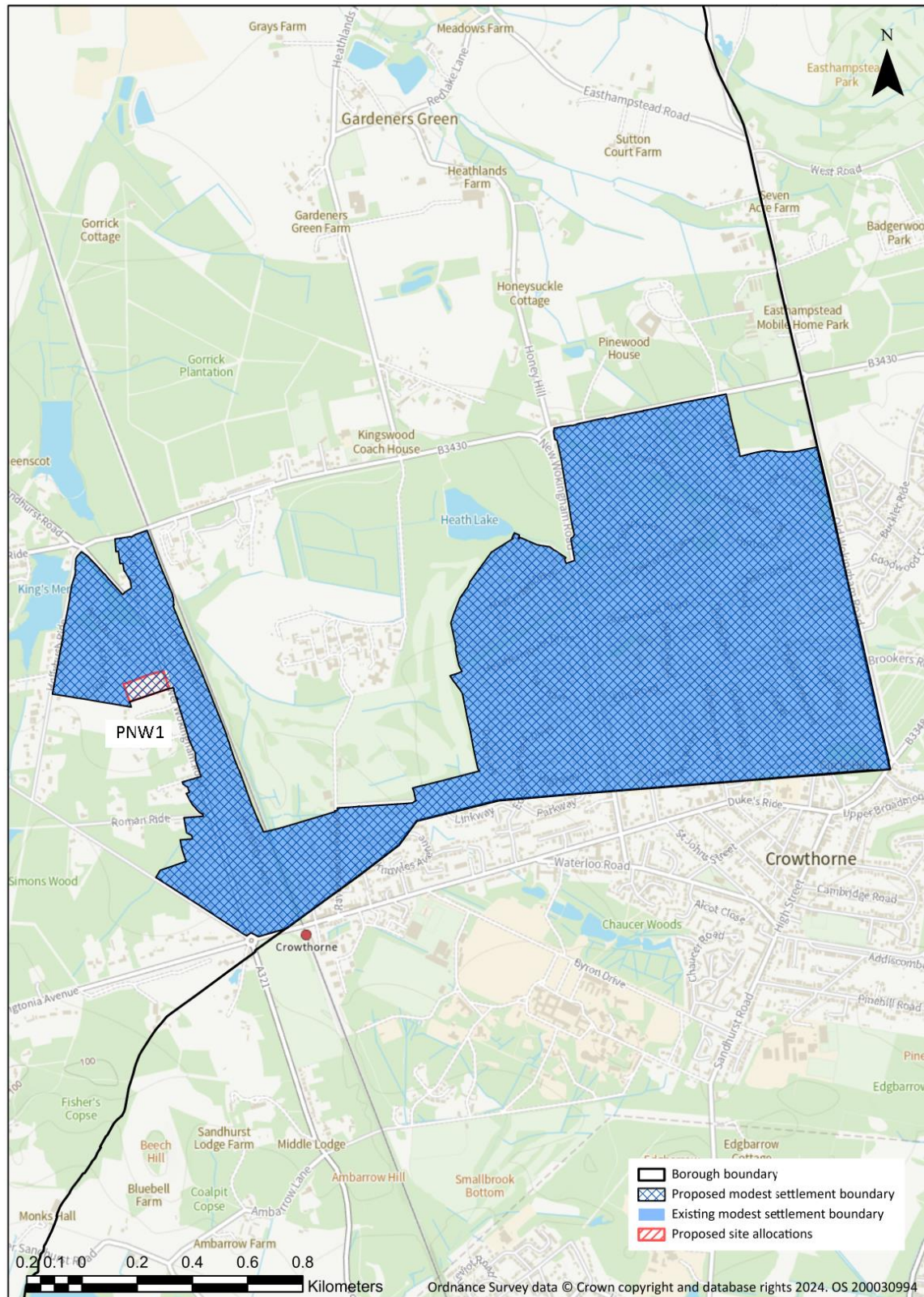
Alteration	ARG11	Langley House Langley Common Road	Alter to follow MasterMap boundary of property
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Finchampstead North



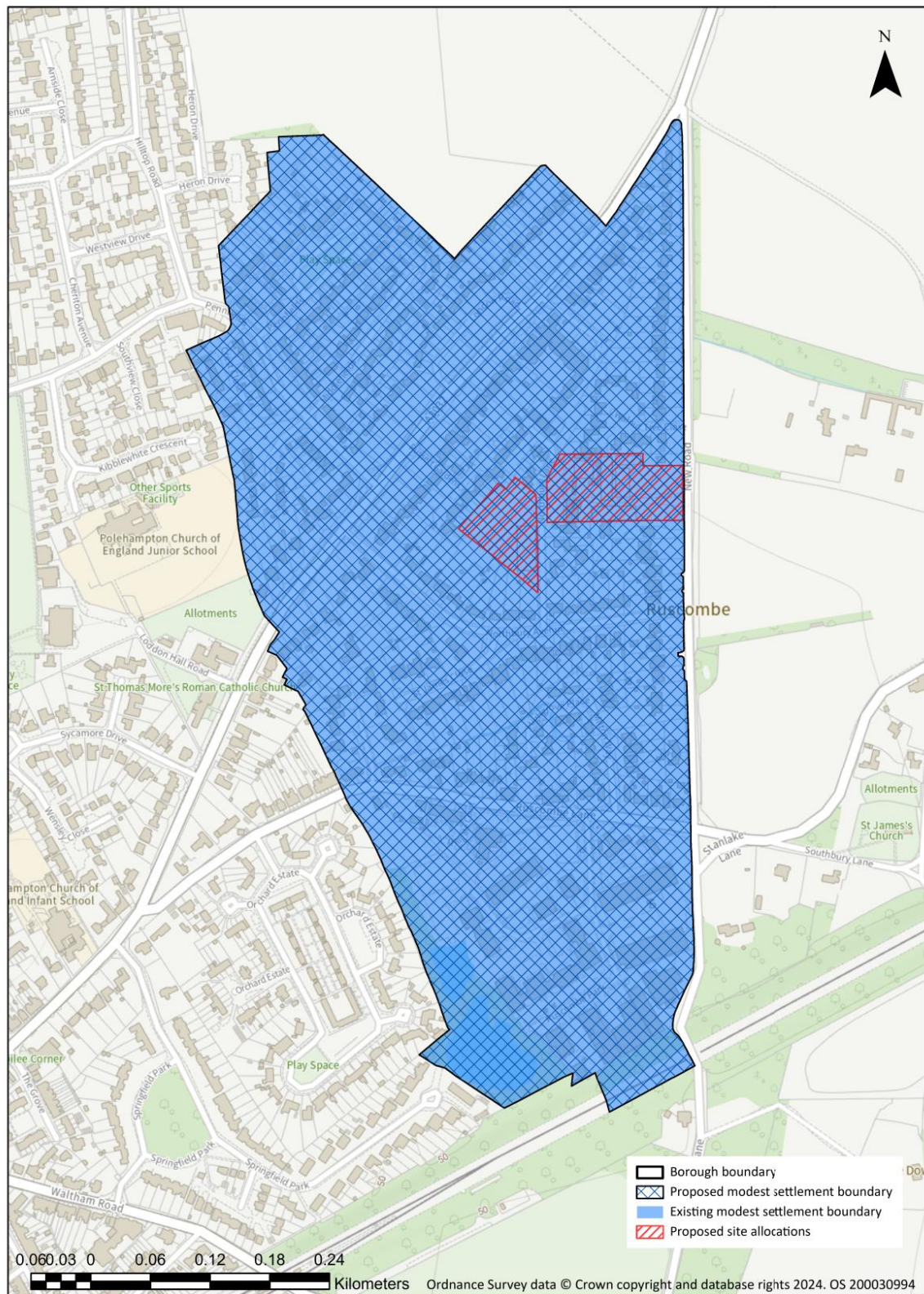
Finchampstead North			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	FNH1	Land to the rear of 166 Nine Mile Ride Finchampstead RG40 4JA	Expand to reflect new development
Expand	FNH2	162c Nine Mile Ride Finchampstead RG40 4JA and Land adj 166 Nine Mile Ride Finchampstead RG40 4JA	Expand to reflect the built form of new development
Expand	FNH3	Woodlands Wick Hill Lane Finchampstead RG40 3PZ	Expand to bring settlement boundary up to the road incorporating this property to reflect adjacent property's inclusion in settlement boundary
Expand	FNH4	31 and 33 Barkham Ride Finchampstead RG40 4EX	Expand to include proposed allocation of site ref: SS14.6 (N.B. resolution to grant permissions refs: 223528, 230791)
Expand	FNH5	24 Barkham Ride Finchampstead RG40 4EU	Expand to include proposed allocation of site ref: SS14.5
Expand	FNH6	Land at Johnson Drive Finchampstead RG40 3NW	Expand to include existing commitment (ref: 223592)

Pinewood (Crowthorne)



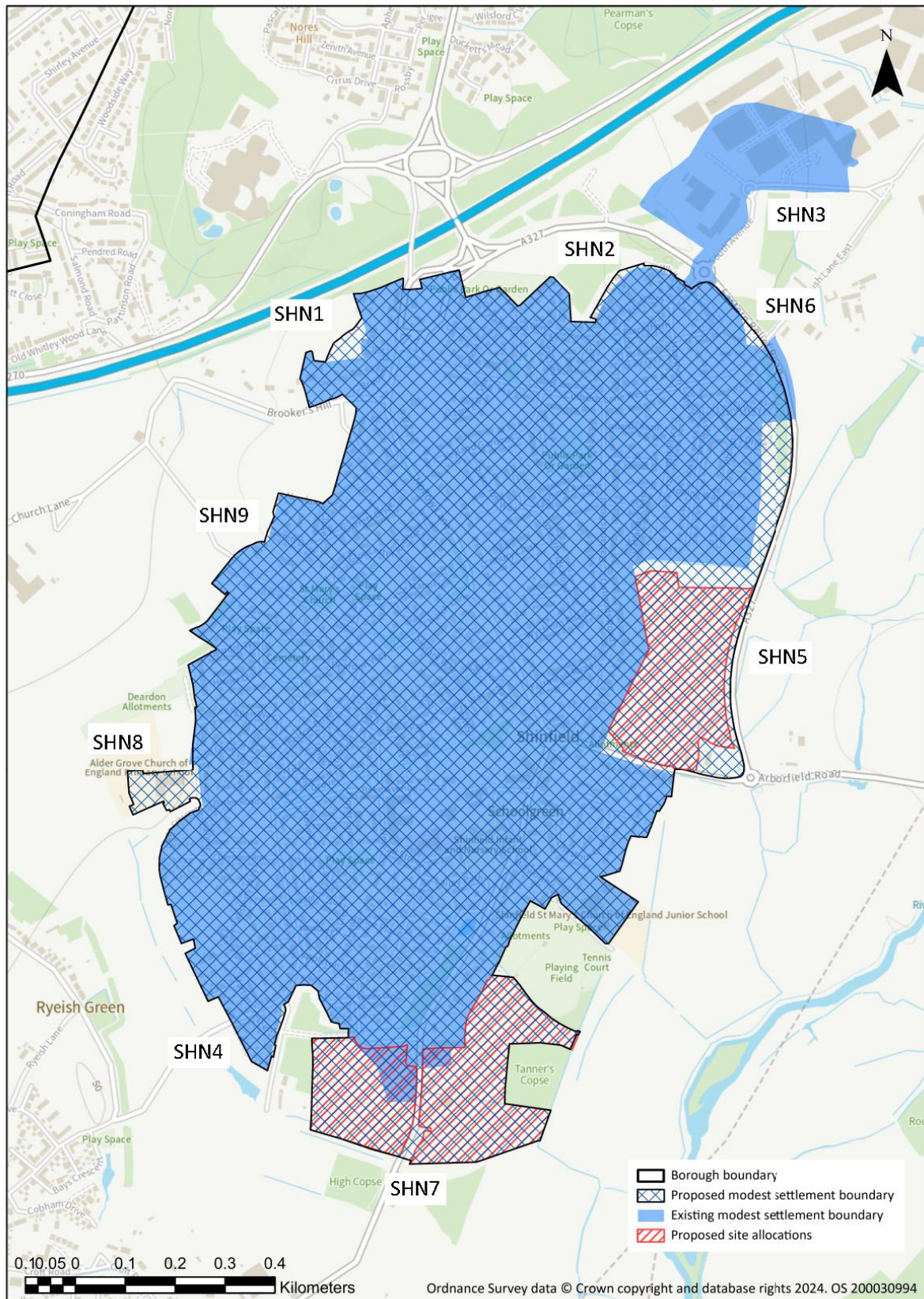
Pinewood (Crowthorne)			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	PNW1	Hillside Lower Wokingham Road Crowthorne RG45 6BX	Expand to include proposed allocation of site ref: SS14.8

Ruscombe



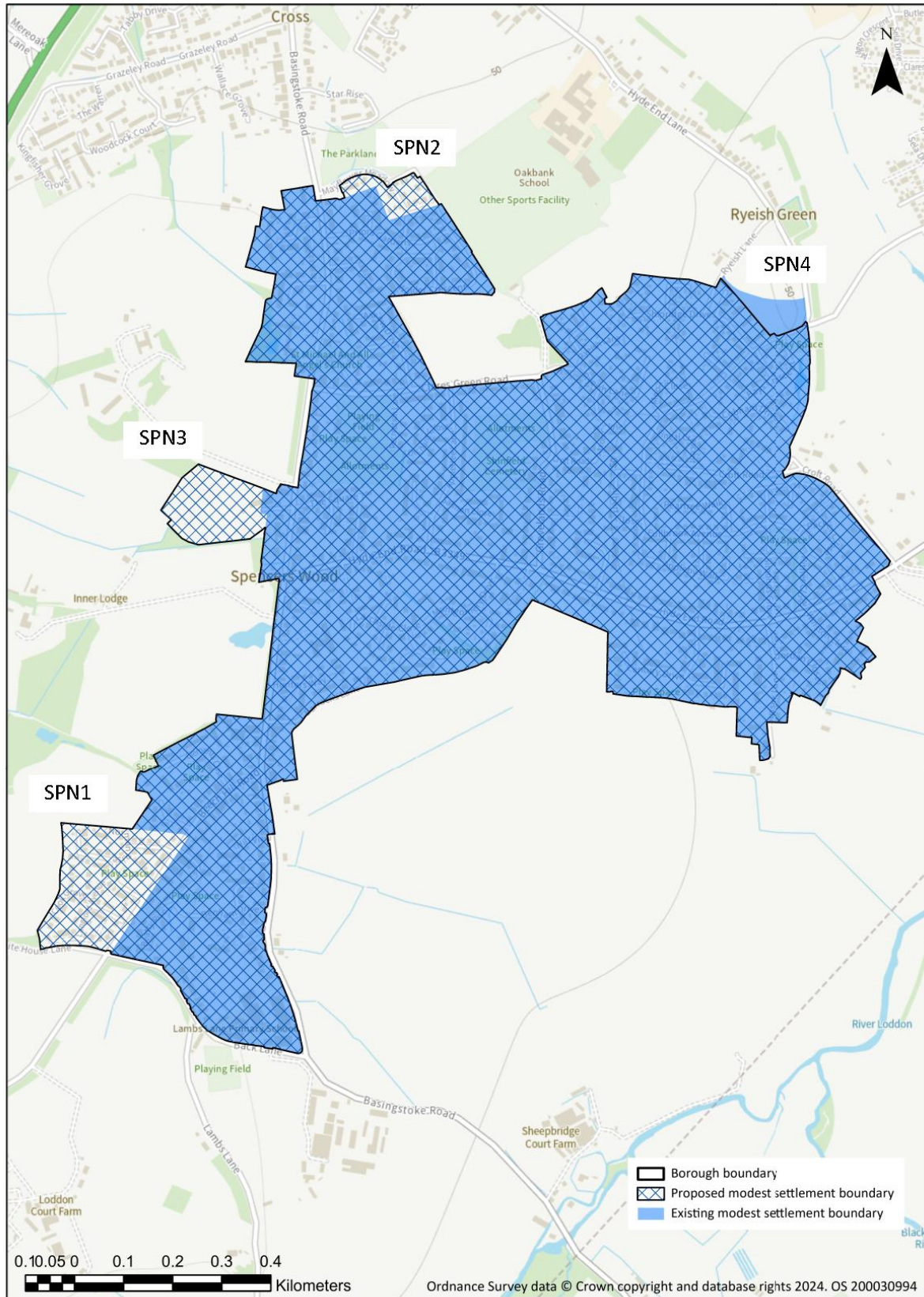
Ruscombe
No changes proposed

Shinfield (south of M4)



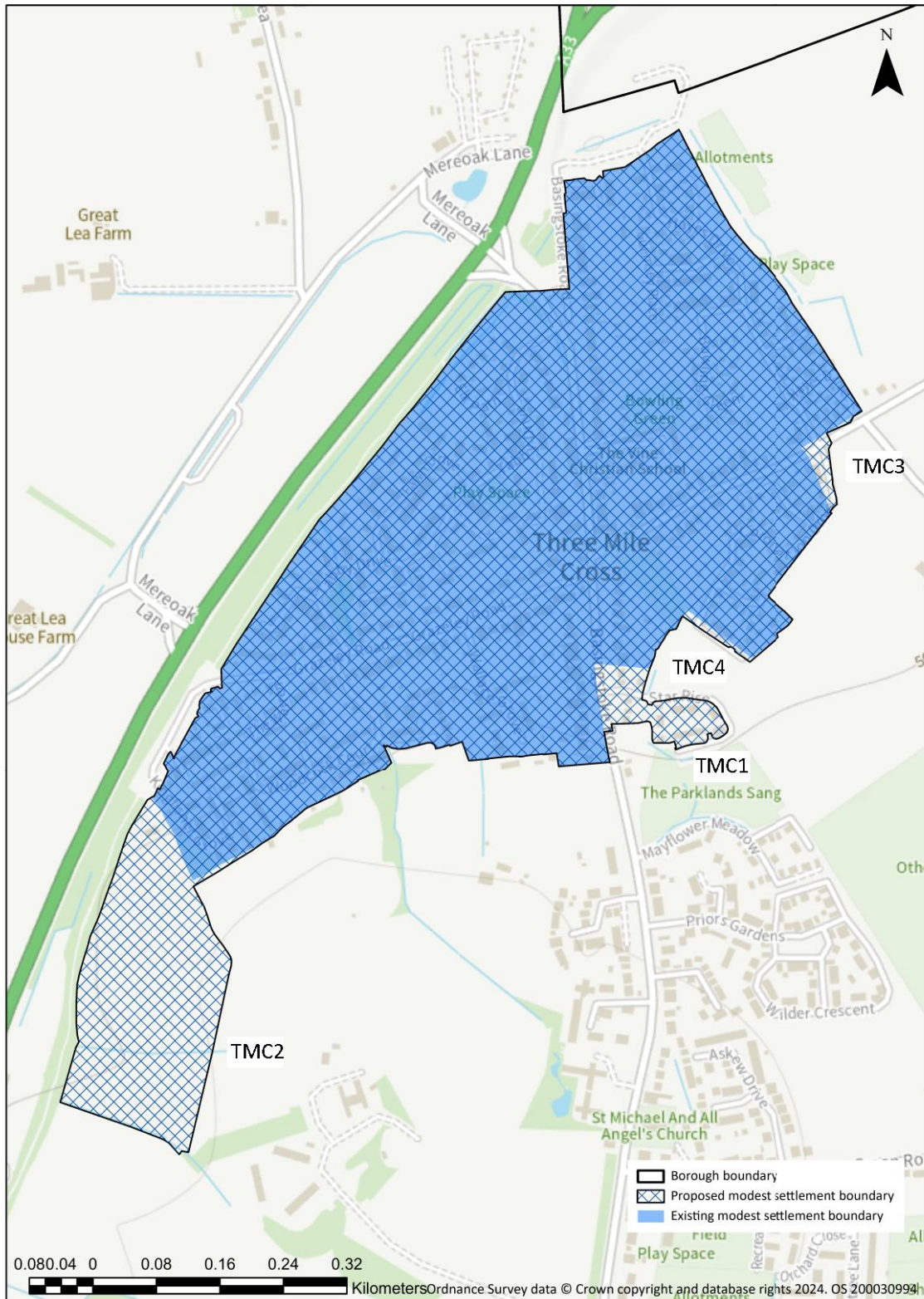
Shinfield (south of M4)			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	SHN1	Lane End House Shinfield Road Shinfield RG2 9BB	Expand to include existing commitment (ref: 222304)
Expand	SHN2	Land north of Cutbush Lane Shinfield RG2 9AF	Reflect the built form of existing commitment (ref 130363 - land north of Firethorn, Shinfield, Reading, RG2 9GD)
Remove	SHN3	Thames Valley Science Park	Removal of the Thames Valley Science and Innovation Park from the Shinfield (south of M4) settlement boundary – new settlement created as part of the Loddon Valley Garden Village SDL (See Appendix A)
Alteration	SHN4	High Copse/Martyn Crescent	Alter to reflect built form of new development
Expand	SHN5	Land north of Arborfield Road Shinfield	Expand to include proposed allocation of site ref: SS14.11 and rationalise the boundary to follow the Eastern Relief Road
Alteration	SHN6	A327 Eastern Relief Road	Alter to follow the route of the Eastern Relief Road
Expand	SHN7	Land east and west of Hyde End Road Shinfield	Expand to include proposed allocation of site ref: SS14.12
Expand	SHN8	Alder Grove Primary School Alder Grove Shinfield RG2 9RA	Expand to reflect the built form of the new primary school
Expand	SHN9	Garrett Drive/Newlands Close Shinfield	Expand to reflect the built form

Spencers Wood



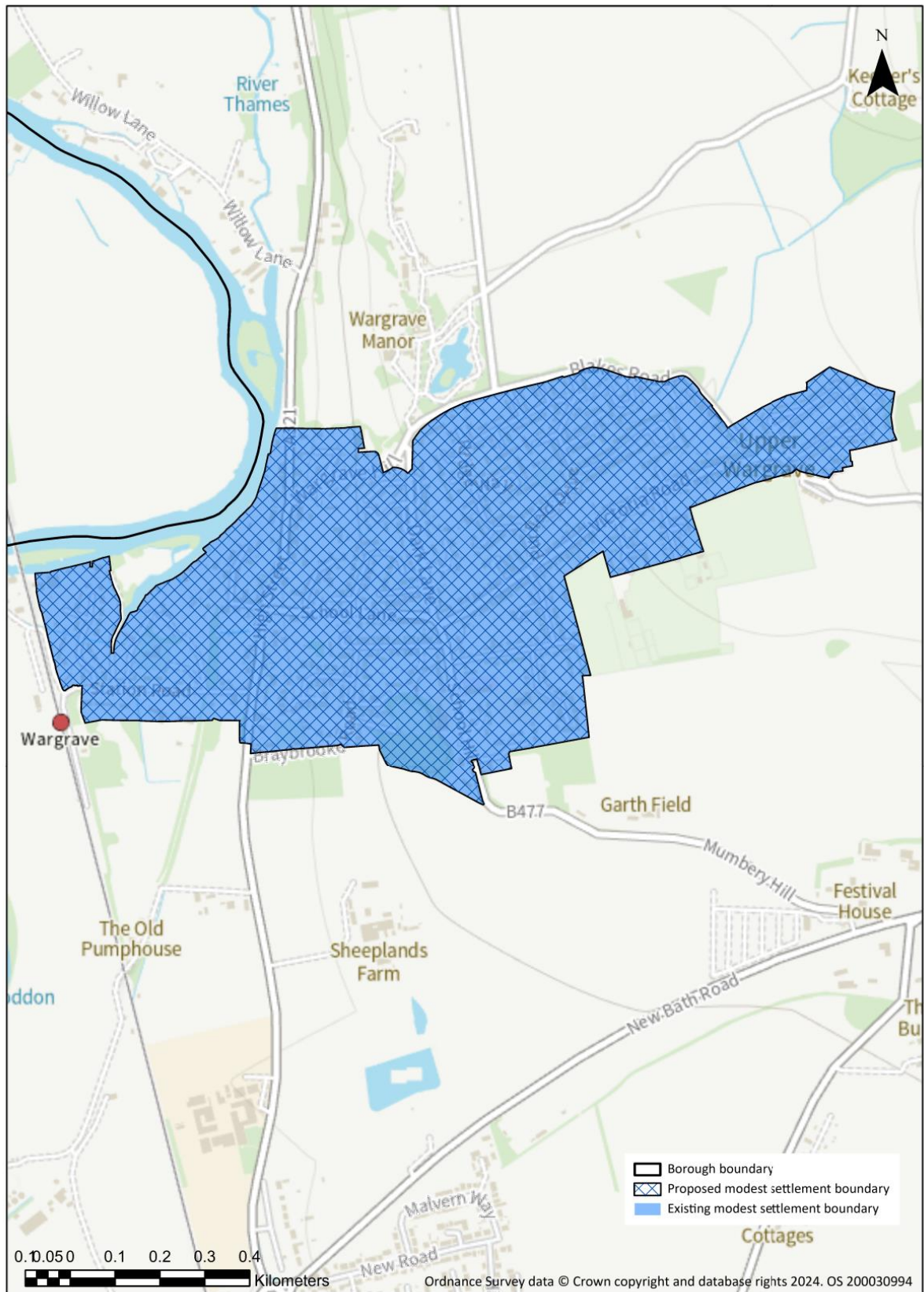
Spencers Wood			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	SPN1	Land west of Beech Hill Road Spencers Wood RG7 1HL	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/2209286)
Expand	SPN2	Land at Parklands, east of Basingstoke Road Spencers Wood	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/18/3204133)
Expand	SPN3	Land at Stanbury House Basingstoke Road Spencers Wood RG7 1AJ	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/15/3097721)
Alteration	SPN4	Fullbrook Avenue/Shipridge Drive	Alter to reflect built form of new development

Three Mile Cross



Three Mile Cross			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	TMC1	Land at Parklands, east of Basingstoke Road	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/18/3204133) and built form of completed development
Expand	TMC2	Land at Kingfisher Grove	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/22/3304042)
Expand	TMC3	Coronation Drive/Church Lane junction	Expand to reflect the built form of new development
Expand	TMC4	23-37 Coronation Drive Three Mile Cross RG7 1FU	Expand to reflect the built form of the completed development

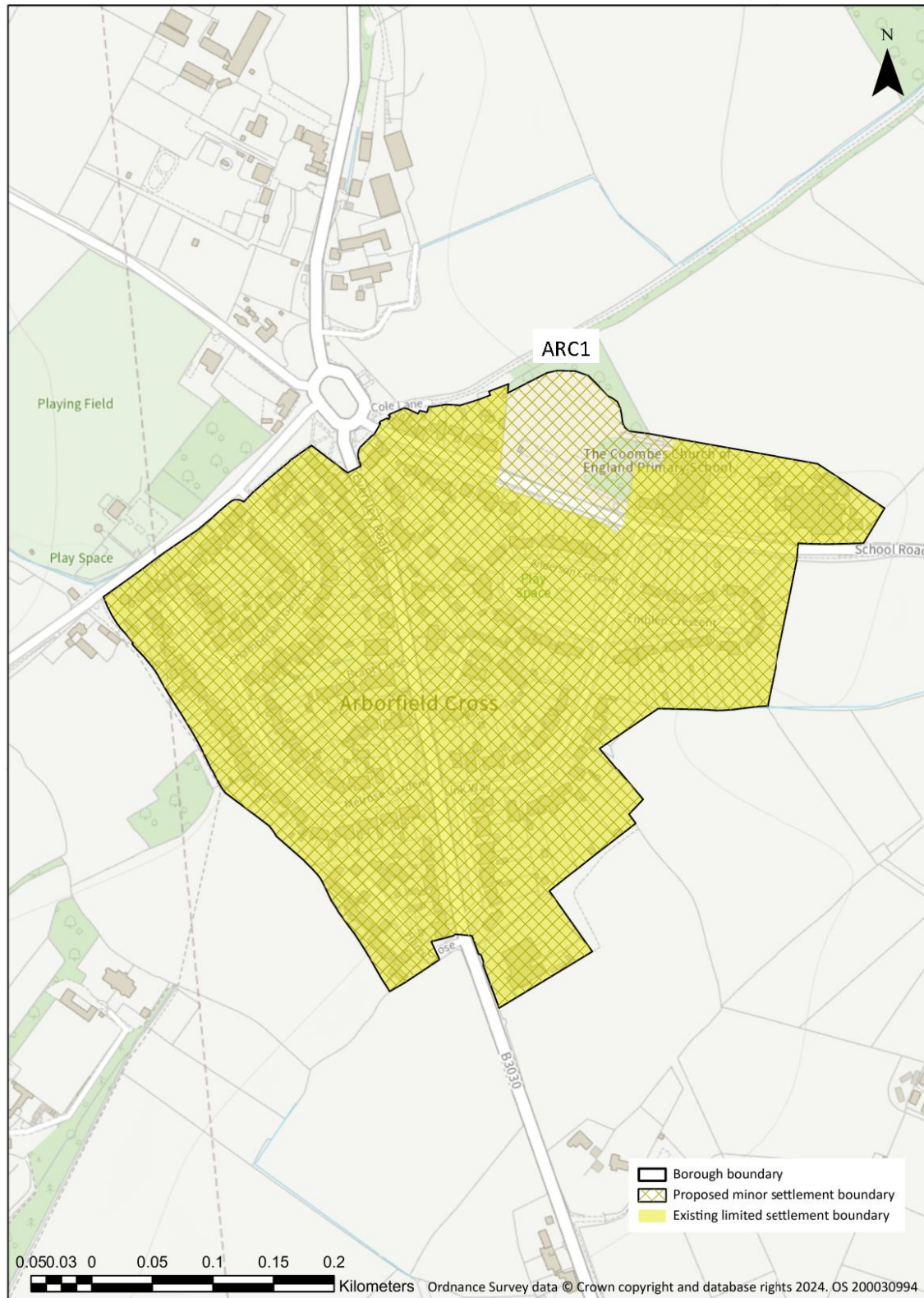
Wargrave



Wargrave
No changes proposed

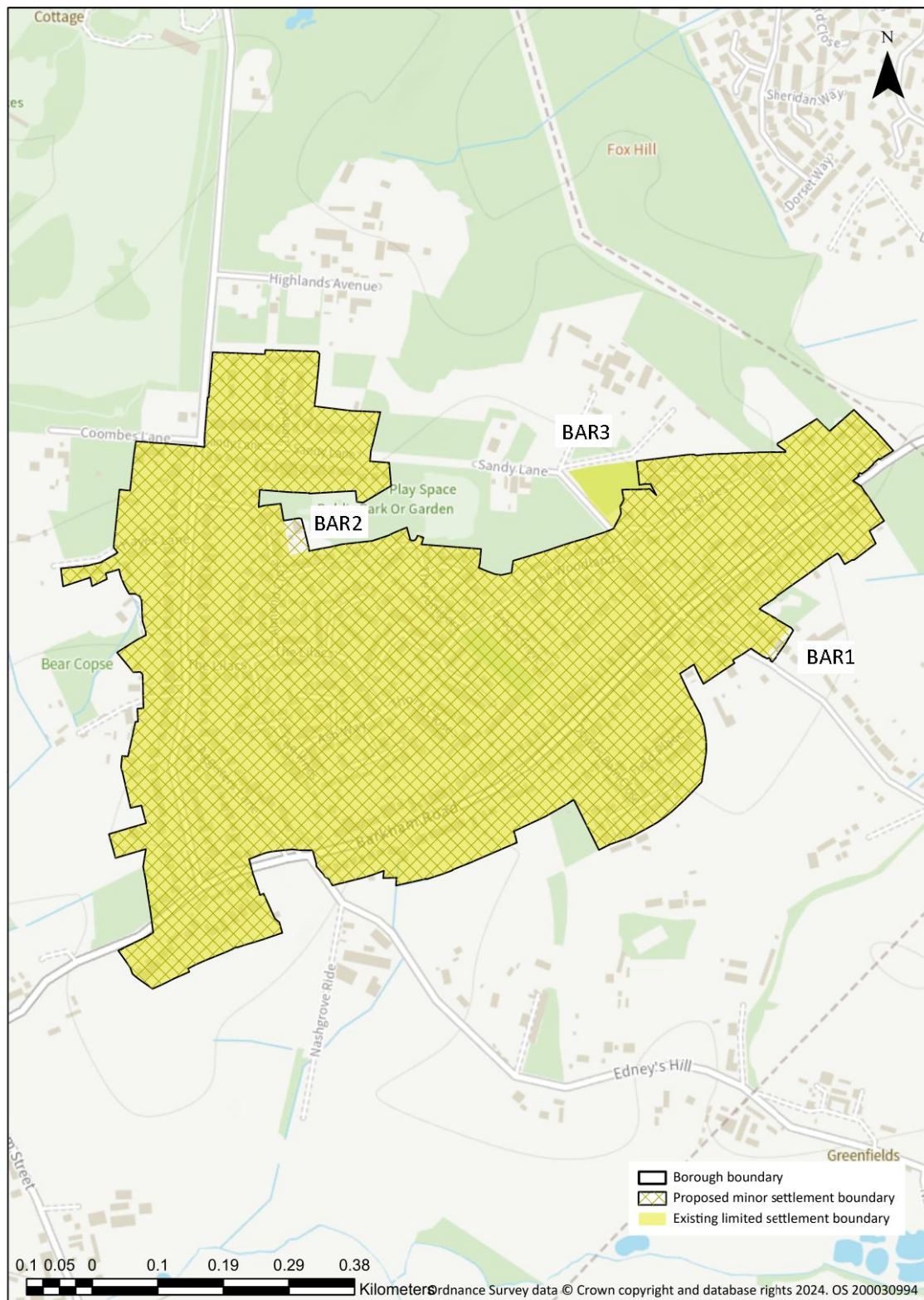
Appendix D: Minor settlements

Arborfield Cross



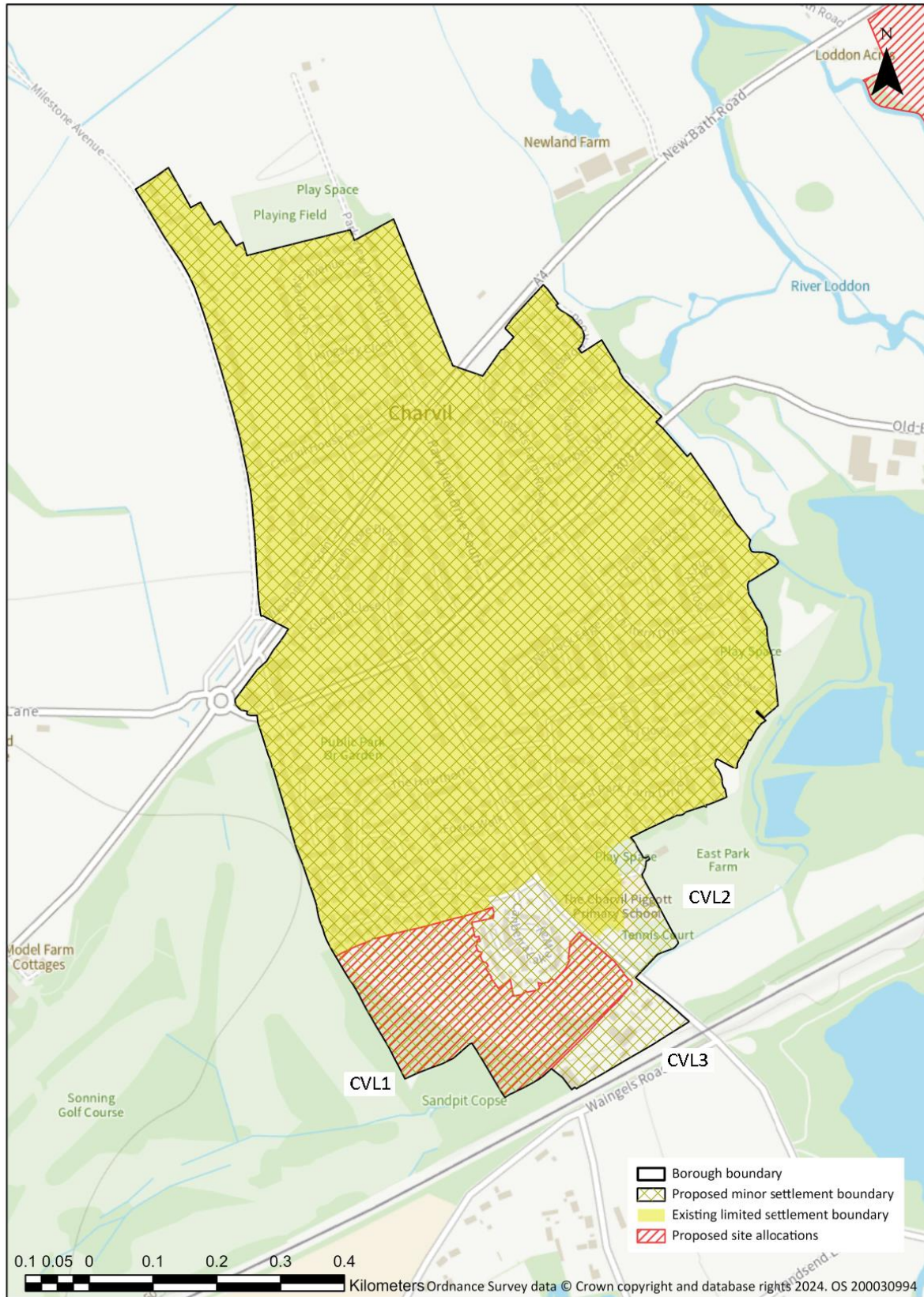
Arborfield Cross			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	ARC1	The Coombes Primary School School Road Arborfield Cross RG2 9NX	Included for consistency as it is an existing community facility/open space, physically related to the settlement and surrounded on three sides

Barkham Hill



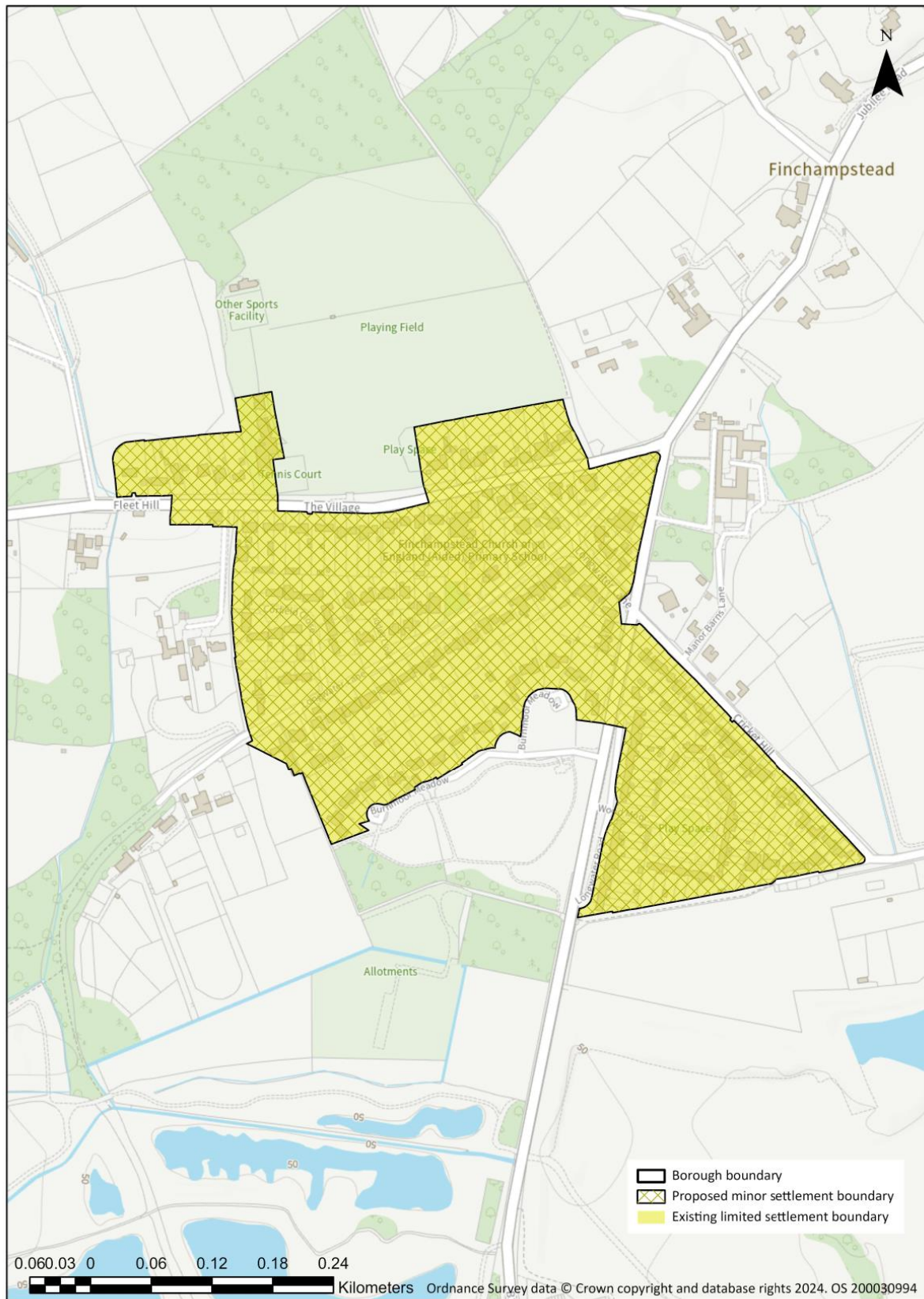
Barkham Hill			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	BAR1	Doles Lane Wokingham RG41 4EB	Expand to include property which existing boundary cuts through
Expand	BAR2	Oakwood, 19A Almond Close Wokingham RG41 4UU	Expand to include property
Alteration	BAR3	The Shires RG41 4SZ	Alter to reflect built form of completed development

Charvil



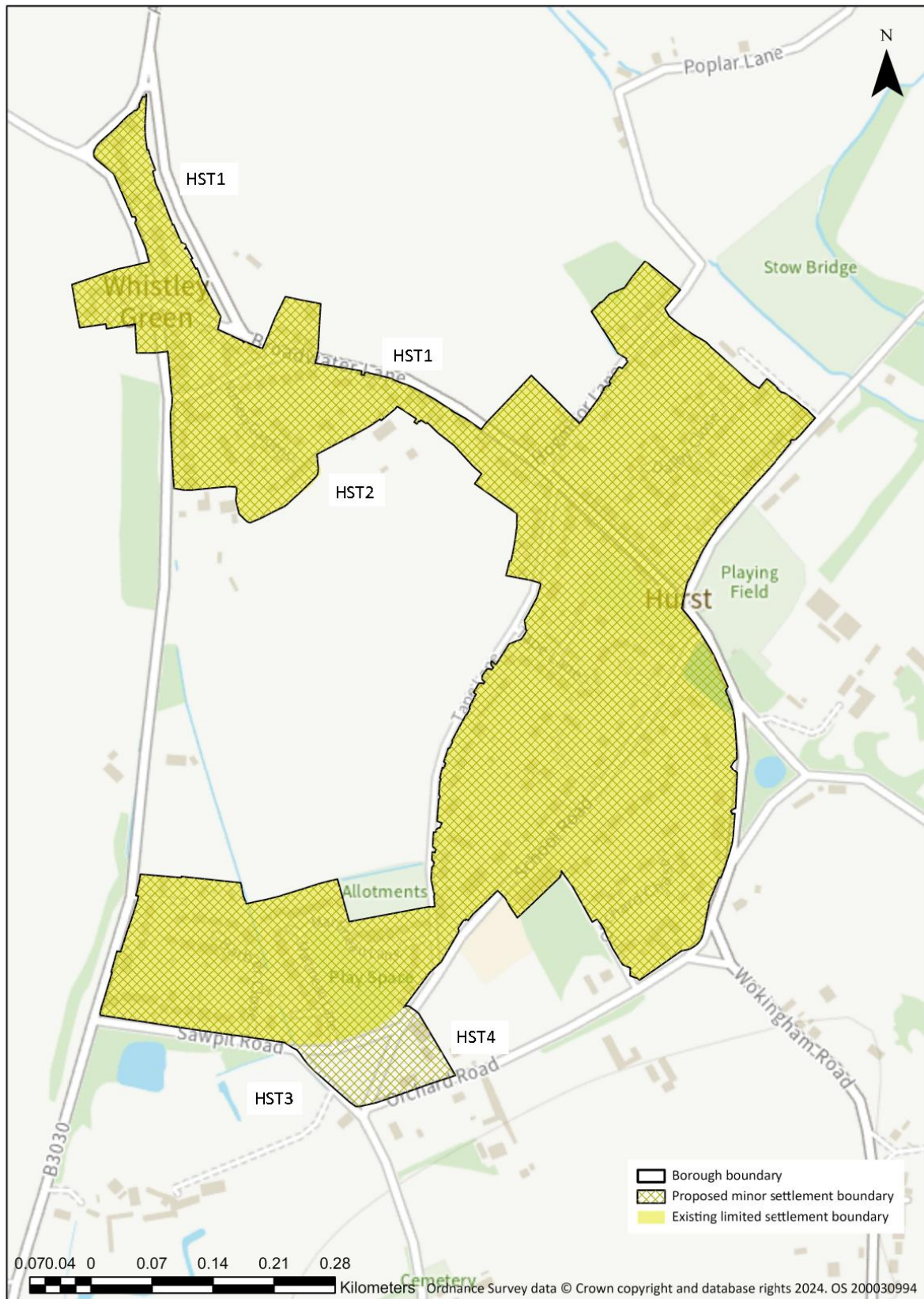
Charvil			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	CVL1	Land west of Park Lane	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/15/3130829) and proposed allocation of site ref: SS14.4
Expand	CVL2	Charvil Piggott Primary School Park Lane Charvil RG10 9TR	Expand to include primary school site within settlement boundary
Expand	CVL3	The Homestead Park Lane Charvil RG10 9TR	Expand to include employment site located adjacent to new settlement boundary

Finchampstead



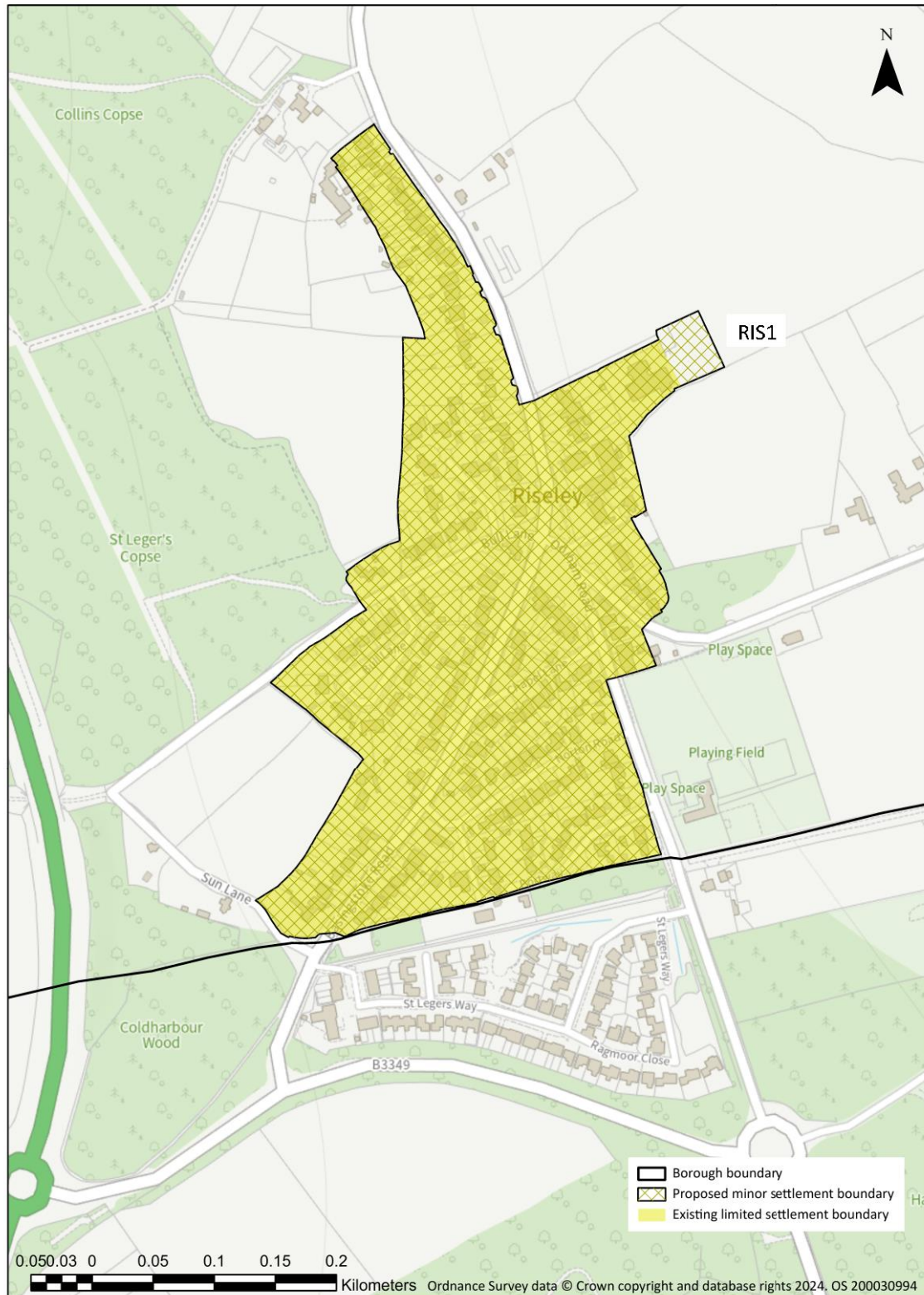
Finchampstead
No changes proposed

Hurst



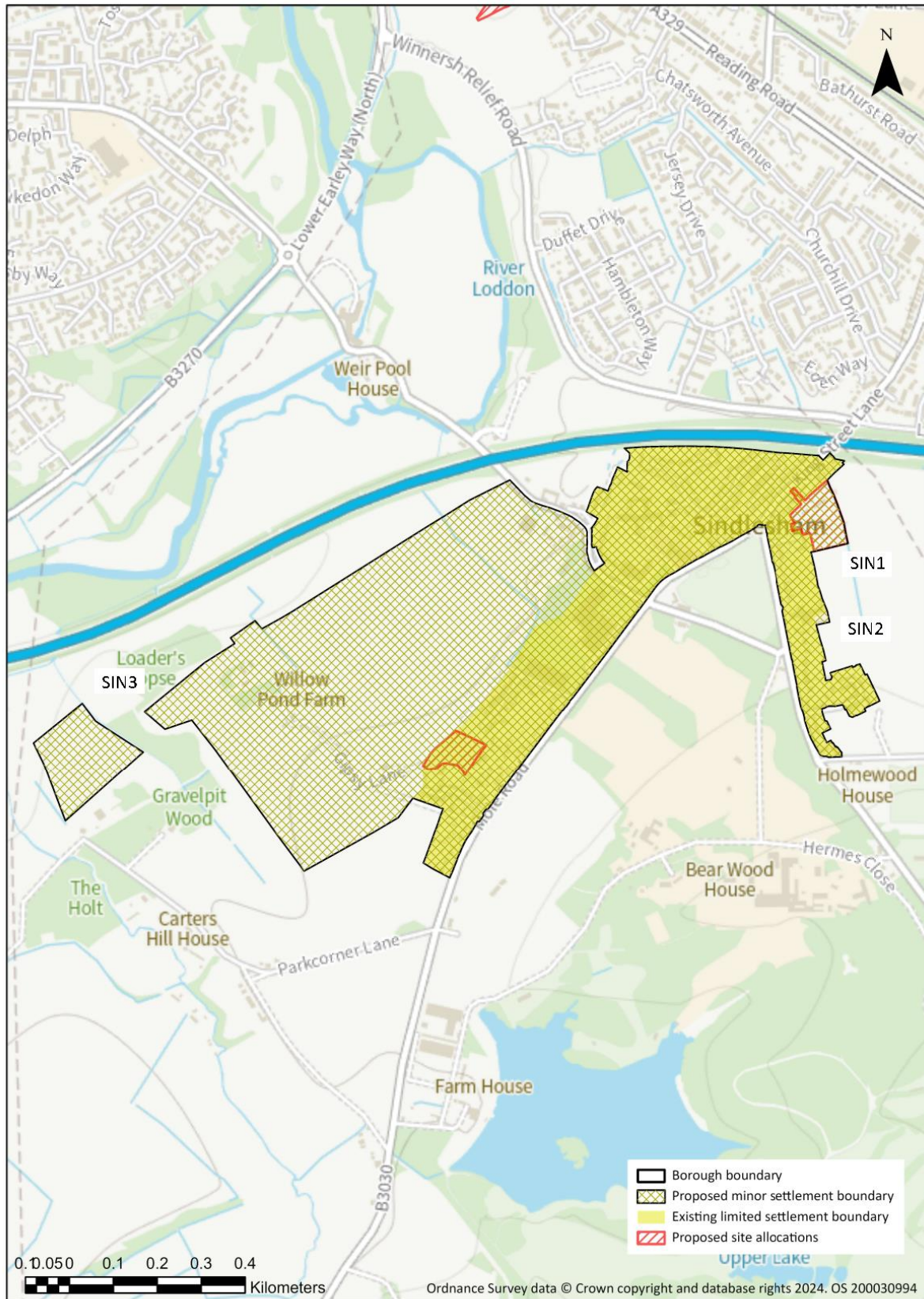
Hurst			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Adjust	HST1	Multiple houses along Broadwater Lane	Adjust boundary to align with MasterMap along residential boundaries
Adjust	HST2	Valley Nurseries Whistley Green Hurst RG10 ODX and Walnut Tree Cottage Broadwater Lane Hurst RG10 DS	Adjust boundary in line with built form
Expand	HST3	Land at junction of Sawpit Lane and School Road Hurst	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/21/3280255)
Expand	HST4	Land including Hurst village halls, St Nicholas Pre-School and 1 st Hurst Air Scouts School Road Hurst RG10 ODR	Expand to include existing built community facilities which are closely related to the built up area

Riseley



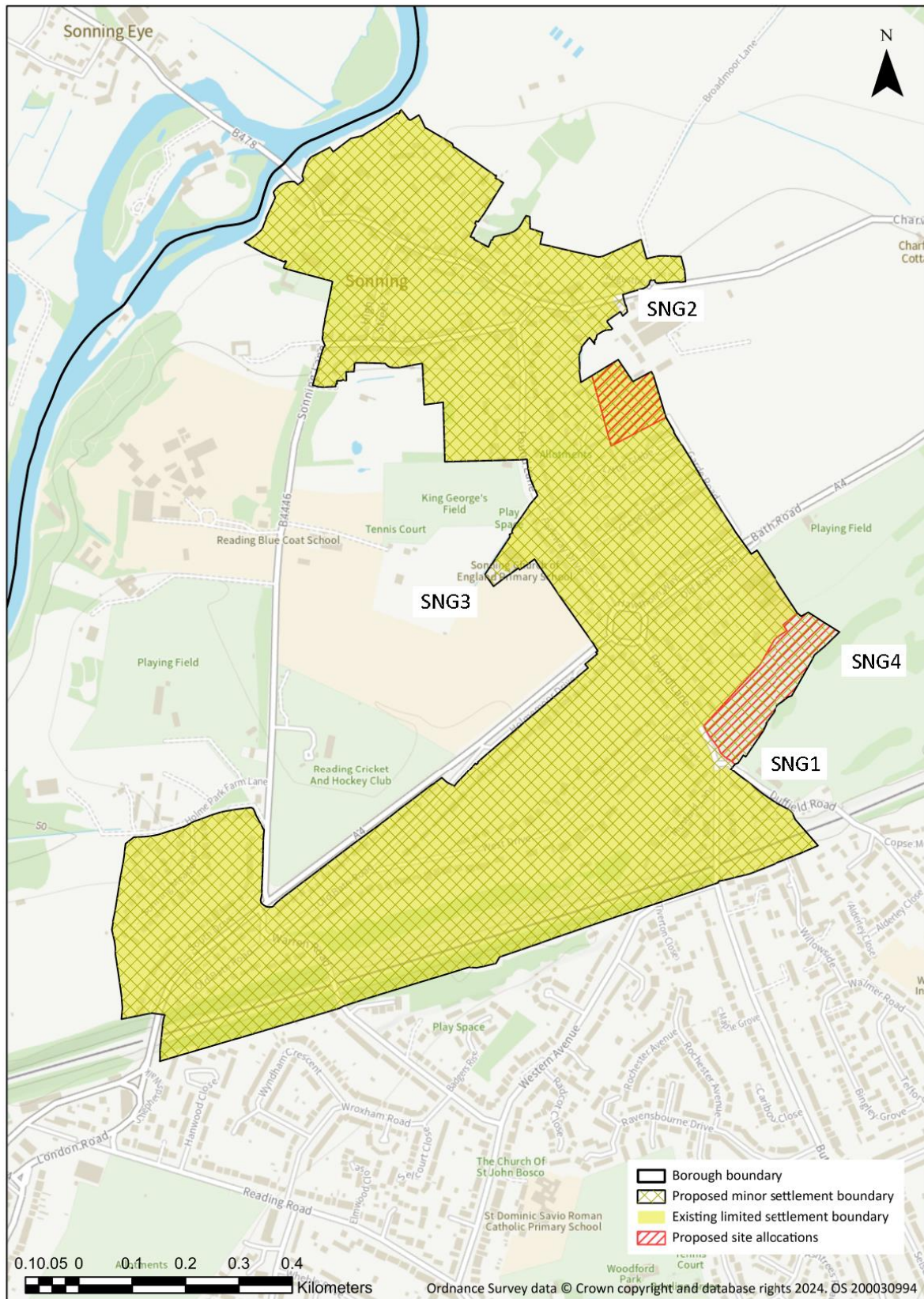
Riseley			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	RIS1	Car park adjacent to Riseley business park	Expand to include car park adjacent to Riseley business park where Permitted Development change of use has occurred

Sindlesham



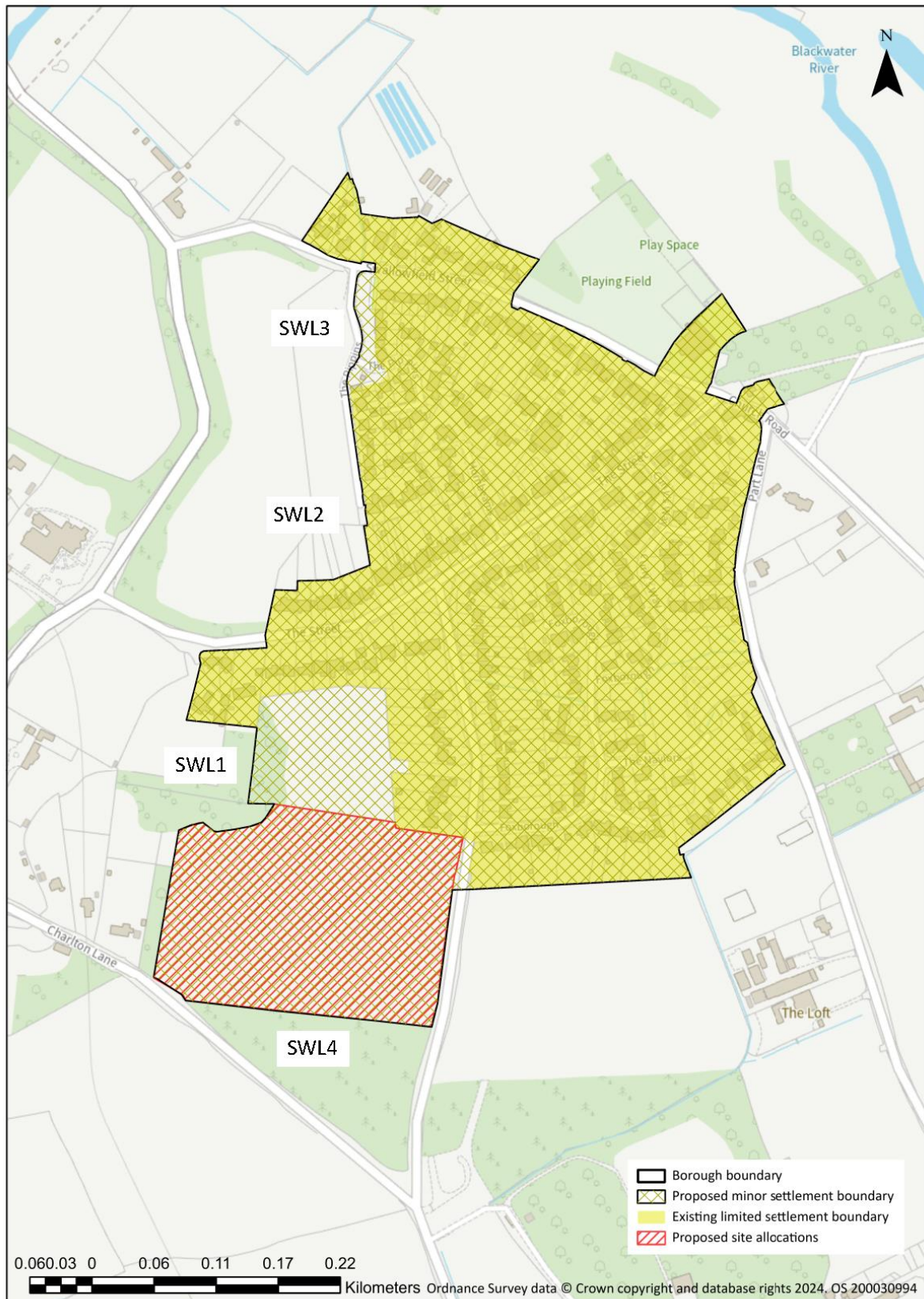
Sindlesham			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	SIN1	69 King Street Lane Sindlesham Winnersh RG41 5BA	Expand to include proposed allocation of site ref: SS14.14 (N.B. application with resolution to grant permission ref: 231094)
Expand	SIN2	Bearwood Primary School Bearwood Road Sindlesham RG41 5BB	Expand to include all areas of school buildings
Expand	SIN3	Hatch Farm – Loddon Valley Garden Village	Expansion to the settlement area to include the north eastern area of the proposed Loddon Valley Garden Village – further information in Appendix A

Sonning



Sonning			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	SNG1	Sonning Golf Club Duffield Road Woodley RG4 6GJ	Expand to include existing commitment of permission granted on appeal (ref: APP/X0360/W/17/3167142)
Expand	SNG2	Unit 1 Sonning Farm Charvil Lane Sonning RG4 6TH	Expand to include existing commitment of prior approval submission for the conversion of existing office building (use class Ba(a)) to 1 self-contained residential flat (use class C3). (ref: OFF/2015/0723)
Expand	SNG3	Sonning C of E Primary School Liguge Way Sonning RG4 6XF	Expand to include the whole school building and surrounding playground
Expand	SNG4	Sonning Golf Club Duffield Road Woodley RG4 6GJ	Expand to include existing commitment (ref: 223458)

Swallowfield



Swallowfield			
Nature of proposed change	Alteration reference	Address	Reason for proposed change
Expand	SWL1	Land to the west of Trowes Lane Swallowfield	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/17/3175817)
Adjust	SWL2	26 The Pippins Swallowfield RG7 1LW	Adjust to reflect the built form where settlement boundary runs through property
Expand	SWL3	Land at the Pippins Swallowfield	Adjust to the road
Expand	SWL4	Land to the west of Trowes Lane Swallowfield	Expand to include existing commitment of land granted at appeal (ref: APP/X0360/W/24/3340006)