



RIGHT HOMES, RIGHT PLACES

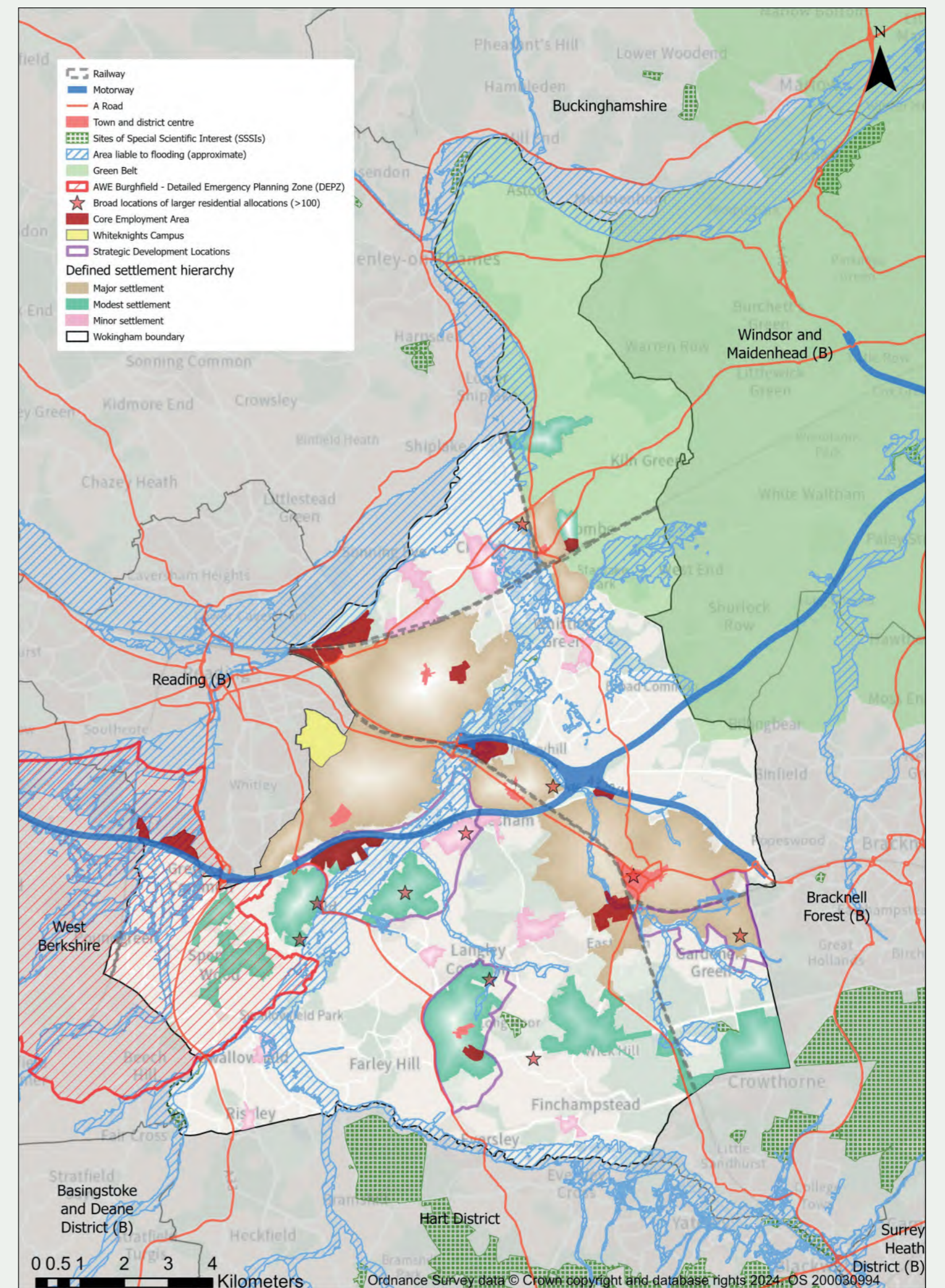
PROPOSED SUBMISSION PLAN (REGULATION 19)

SPATIAL STRATEGY

The Local Plan Update has been prepared to help deliver sustainable development – which means striving to meet social, economic and environmental objectives to provide a good quality of life for existing and future generations. The aim is to retain and enhance the distinctive qualities of the borough and create strong, cohesive and inclusive communities which respond to environmental challenges such as climate change.

The majority of development is near locations that are already sustainable or that can be made sustainable. This is consistent with early stages of the plan, which alongside responses to public consultations highlighted that the following elements should inform the spatial strategy:

- Protecting the identity of places, and the role of the **countryside** and **Green Belt**
- Optimising the **re-use of previously developed land** within settlements
- Focusing growth where there are existing or new **services, facilities and employment**, reducing the need to travel and vehicle emissions
- Large scale developments with supporting, **funded infrastructure**
- A **proportionate level of housing growth** across settlements to meet housing needs
- Adaptation of **employment locations** to future requirements
- The **evolution of town and other centres** to changing markets whilst remaining at the heart of communities



RE-USE OF LAND

The spatial strategy seeks to maximise opportunities to re-use or redevelop previously developed land (brownfield land), and supports new development within built up areas that contribute to the well-being of the area. Policies also support the continued regeneration of Wokingham town centre and the enhancement of Woodley town centre and Earley district centre.

STRATEGIC SCALE DEVELOPMENT

Given the nature of the borough and the number of new homes we need to plan for, it is necessary to allocate greenfield land for development. This includes a new garden village on land between Shinfield, Sindlesham and Arborfield known as Loddon Valley Garden Village; and additional development around the edge of the South Wokingham Strategic Development Location and the Arborfield Green Strategic Development Location. Other boards provide more information on each of these areas.

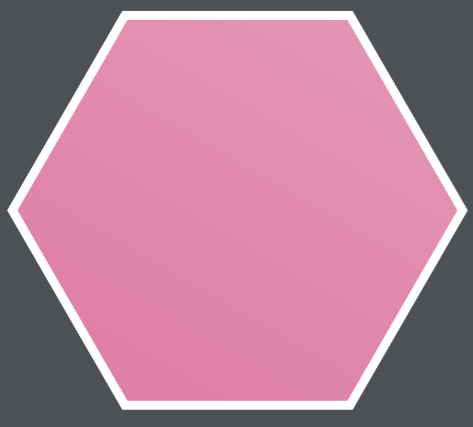
SMALL SCALE DEVELOPMENT

Other smaller site allocations have also been proposed for development across the borough – some of these allocations are on the edge of minor settlements. The scale of development proposed is considered proportional to the overall housing requirement and will help to maintain the vitality of those communities, through supporting services like local shops, businesses and community halls, and meet local housing needs.

OTHER CONSIDERATIONS

No sites are allocated in the western most part of the borough which is constrained by the Atomic Weapons Establishment (AWE) Burghfield or the northern most part which is constrained by the Green Belt.

Key employment locations will continue to be protected, and their evolution supported, to continue to reflect the needs of businesses. New employment will come forward as part of Loddon Valley Garden Village, helping to meet business needs in proximity to homes.



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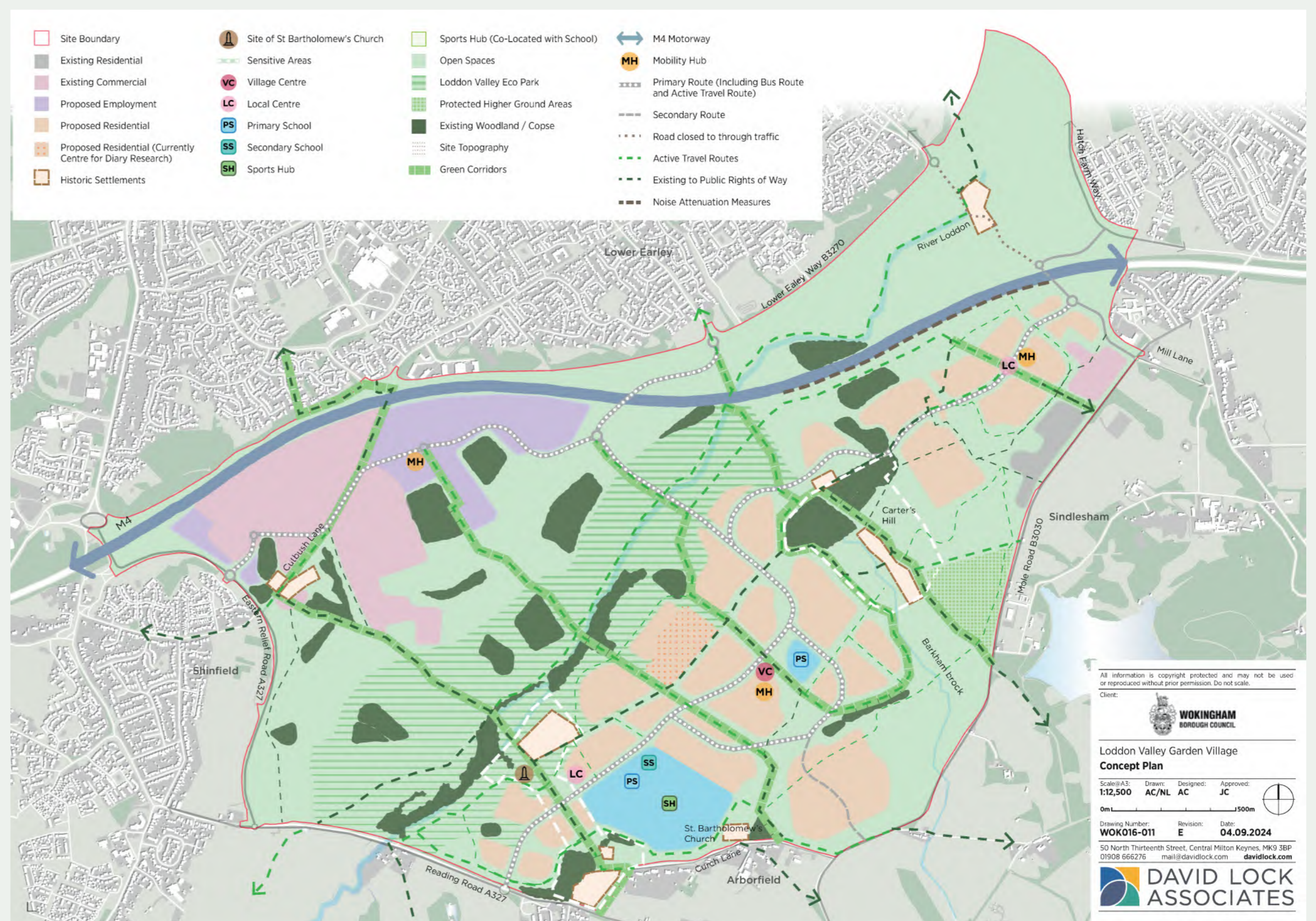
PROPOSED SUBMISSION PLAN (REGULATION 19)



LODDON VALLEY GARDEN VILLAGE

Loddon Valley Garden Village is a new settlement that would embrace natural features and champion garden city principles, with a strong emphasis on providing local facilities and active travel, and provide excellent opportunities for walking, cycling and public transport.

The development will have **3,930 new homes** – including plots for people who wish to build their own home and pitches for the travelling community – and have land for **employment sites**, along with two primary schools, a secondary school, shops, community and health facilities, and sports and formal outdoor recreation facilities. In addition to open green spaces throughout the development, a significant **new country park** alongside the **River Loddon** will be created. Around 2,700 of the 3,930 homes are expected to be complete by 2040.



Public transport, walking and cycling will be planned into the development to provide alternatives to private cars from the outset. The garden village will have a comprehensive bus strategy that is deliverable and links into existing communities. Mobility hubs will be co-located at local centres to provide a range of sustainable travel options in one place – such as bus stops, cycle parking or hire and electric vehicle charging points.

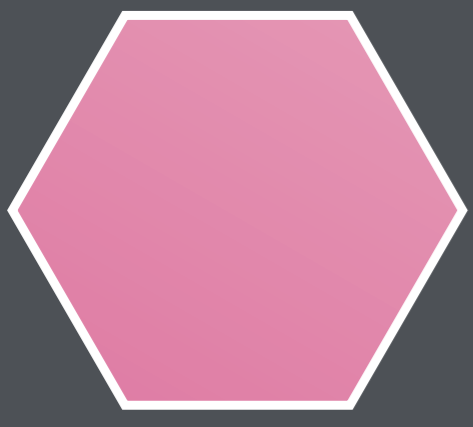
Sustainability will be designed in, responding to the challenge of climate change through measures such as **zero carbon development**, renewable energy strategies, a comprehensive approach to drainage and **biodiversity** improvements. Housing and commercial development will avoid areas at risk of flooding, with no development in the floodplain or areas at risk of flooding from the Bearwood Reservoir.

Placemaking will be at the heart of the garden village. Design would draw on the area's character including the River Loddon and Barkham Brook, trees, woodland and hedgerows. The identity of Arborfield Cross, Sindlesham, Winnersh, Lower Earley

and Shinfield will be sensitively considered, as will the Carters Hill area. The garden village will also respond to the **heritage** of the area, including the listed buildings within and near to the site and the scheduled monument at St Bartholomew's Church.

New vehicular **connections** will include new roads through the site connecting the garden village to the Thames Valley Science and Innovation Park, a **new bridge over the M4** to Lower Earley Way, a new link from Observer Way to Hatch Farm Way and a connection to Mole Road. This will help ensure a choice of routes for users.

A variety of well-designed energy efficient homes of all types and sizes would be available for people. 40% of homes (around 1,500 dwellings) would be affordable housing, assisting households who find it hard to afford suitable housing in the borough such as key workers and young families. Social rental housing, which is the most affordable type of affordable housing, would make up 70% of the affordable housing in the garden village.



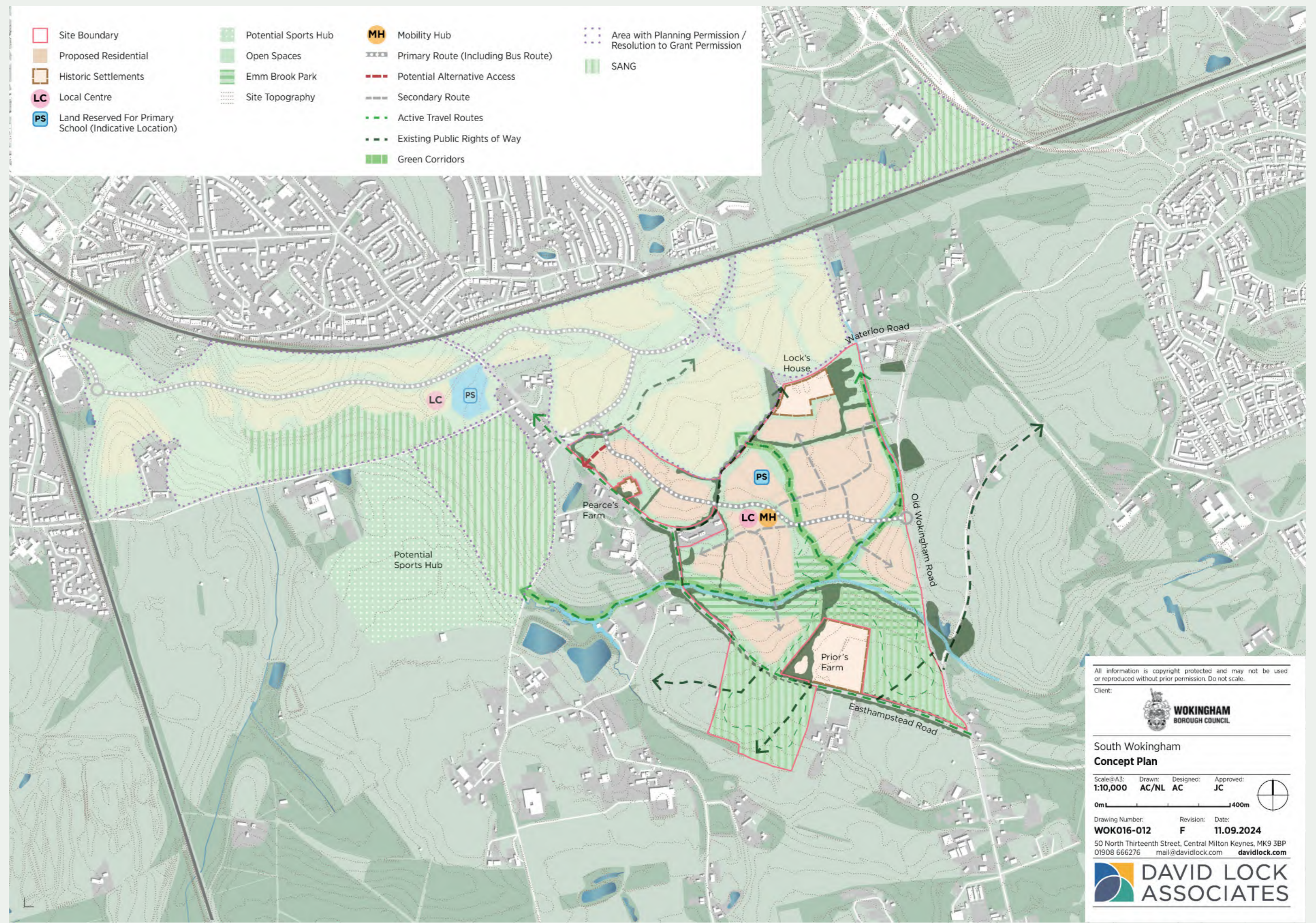
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PROPOSED SUBMISSION PLAN (REGULATION 19)

SOUTH WOKINGHAM

The current local plan set out the vision for a new community at South Wokingham of around 2,500 new homes, alongside new infrastructure.

Montague Park, the first phase located north of the railway, is complete and has become a thriving community with Floreat Montague Park primary school, a local centre and a well-used nature park. The area south of the railway has largely been granted planning permission with construction expected to start in the coming years. This will include the remaining planned homes, a second primary school, a neighbourhood centre, parks and play areas, as well as a new road connecting William Heelas Way to Finchampstead Road.



The new local plan has identified an opportunity for additional growth on land south of Waterloo Road. This would provide an additional **1,100 new homes**, of which at least **40%** would be **affordable housing**. New infrastructure includes an additional **primary school, neighbourhood centre** and a network of **paths and cycleways** that follow the Emm Brook and improve access to new areas of parkland and open space including play areas and allotments.

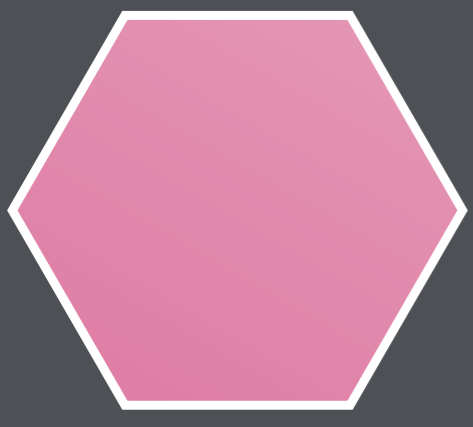
Improvements to nearby junctions will help to improve traffic and access to the site. A new road will link through the site from Old Wokingham Road to the adjacent major development area and South Wokingham Distributor Road, facilitating **pedestrian, cycle and public transport** travel. A

network of new and enhanced cycle and pedestrian routes will connect with the wider area, including the opportunity for enhancements along Easthampstead Road.

An extension to the major development area is proposed to incorporate Gray's Farm, land which has been bought by the council to provide **indoor and outdoor sports and community facilities** for the whole community.

Biodiversity enhancements will be delivered, alongside Sustainable Drainage Systems (SuDS) features providing opportunity for **new habitats** and surface water drainage management. The heritage assets of the site, such as Pearce's Farm, will be protected and sensitively integrated with the planned new homes.





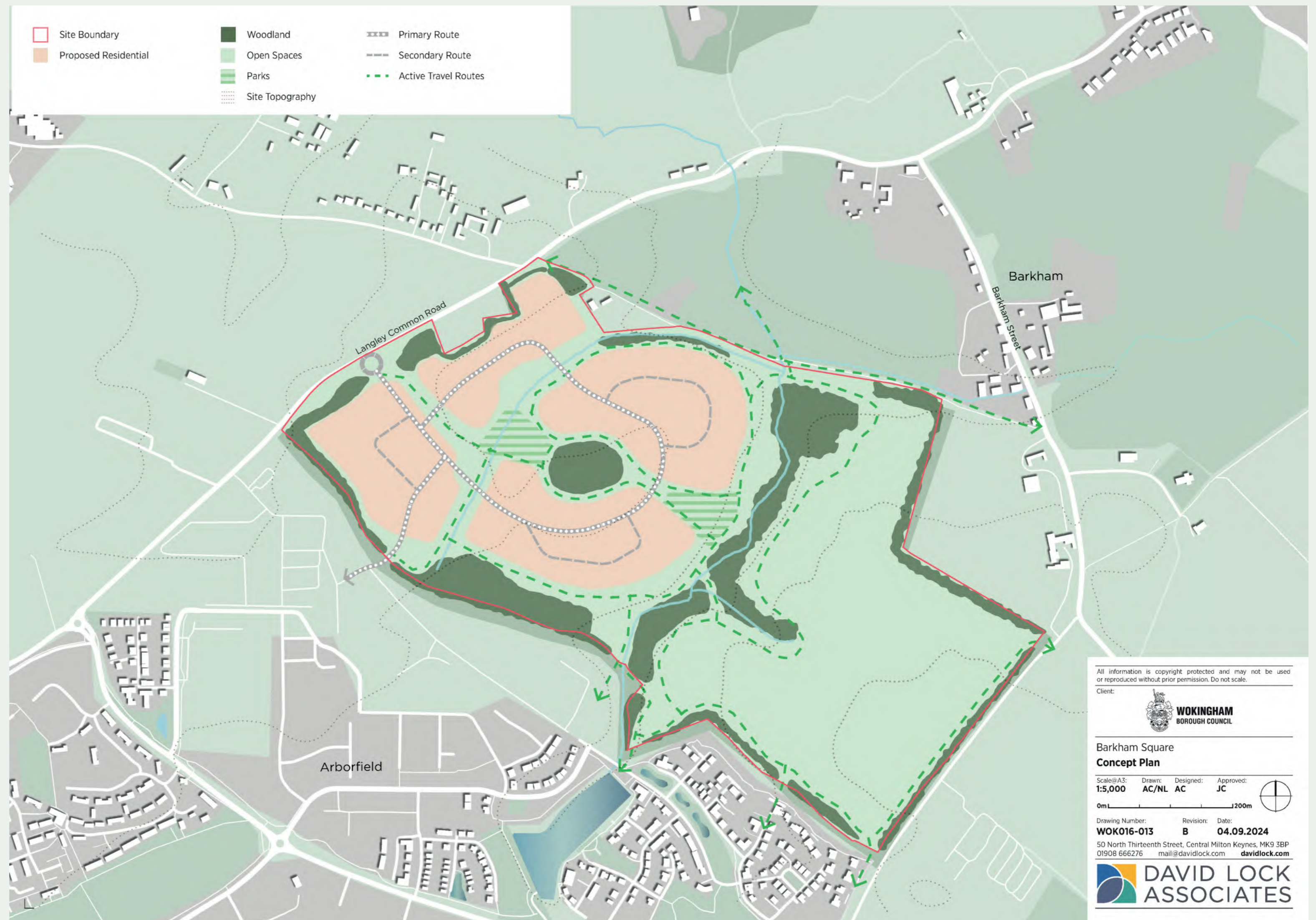
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PROPOSED SUBMISSION PLAN (REGULATION 19)

ARBORFIELD GREEN

The current local plan set out the vision for a new community at Arborfield Green of around 3,500 homes alongside employment and new infrastructure.

Several phases are now complete including over 1,000 homes and Bohunt Secondary School, Farley Hill Primary School, Arborfield Cross Relief Road (Observer Way) and Nine Mile Ride Extension. Planning permission has been granted for the new district centre which will include shops and leisure uses and is due to start construction imminently.



Planning permission has been granted for the remaining homes, a second primary school, new employment, sports facilities, parks, allotments and play areas.

The new local plan has identified an opportunity for additional growth adjacent to Arborfield Green. This would largely be through the intensification of the currently undelivered parcels in the north of the site, currently occupied by Arborfield Studios (**300 additional homes**) and by expanding the settlement to include the adjoining area known as Barkham Square (**600 additional homes** west of Barkham Brook). In addition, the area of Westwood Yard, Sheerlands Road is proposed to be incorporated to provide around **10 additional homes**.

The additional new homes will be expected to deliver **40% affordable housing**, as well as a proportion of **self-build plots** and **Gypsy and Traveller pitches**.

The additional growth will be supported by the infrastructure already delivered or planned, and will be expected to contribute towards further improvements such as the extension of the existing and/or planned schools, the network of paths and cycleways and new areas of **open space** including play areas and allotments, **public transport** and improvements to nearby junctions.





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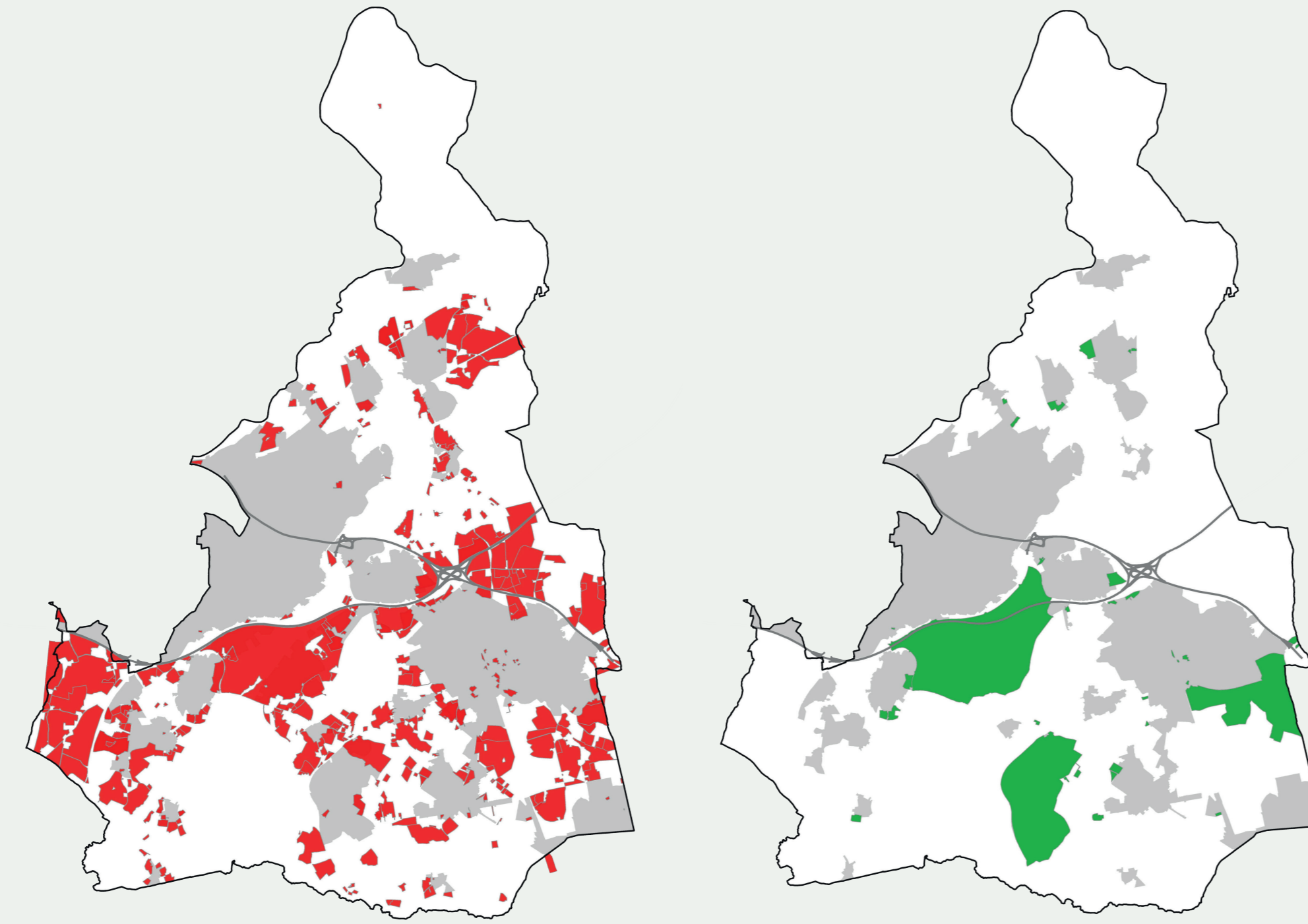
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OTHER SITES

To ensure a regular supply of new homes and to support the viability of our towns and villages, some smaller residential allocations are proposed across the borough.

We are proposing around 1,700 new homes to be spread across 31 smaller sites, most of which were included in the previous local plan consultations, and others where planning permission has since been granted for development.

National policy requires us to enable a proportion of housing to come forward on small sites of less than the equivalent of 1.5 football pitches (1 hectare), as these can support small and medium independent builders, who may be based locally and build more bespoke houses.

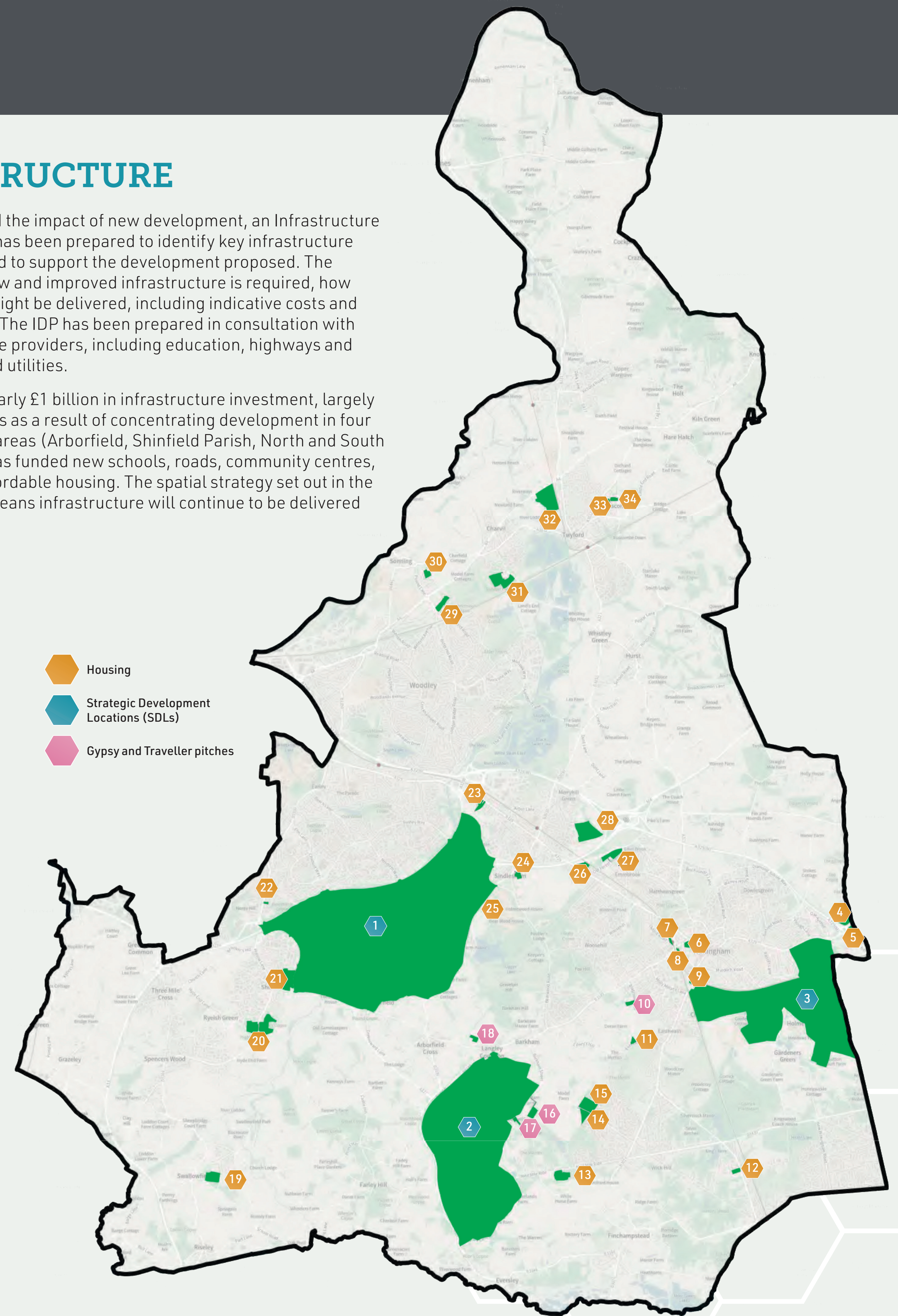


These maps show the land that was proposed for potential development (left) and the land that is proposed for allocation in the new local plan (right). The land highlighted includes areas of green space that will be provided as part of the development.

INFRASTRUCTURE

To better understand the impact of new development, an Infrastructure Delivery Plan (IDP) has been prepared to identify key infrastructure requirements needed to support the development proposed. The IDP sets out what new and improved infrastructure is required, how that infrastructure might be delivered, including indicative costs and delivery timescales. The IDP has been prepared in consultation with infrastructure service providers, including education, highways and transport, health and utilities.

We have invested nearly £1 billion in infrastructure investment, largely funded by developers as a result of concentrating development in four major development areas (Arborfield, Shinfield Parish, North and South Wokingham). This has funded new schools, roads, community centres, open spaces and affordable housing. The spatial strategy set out in the Local Plan Update means infrastructure will continue to be delivered across the borough.



1 A new garden village at Loddon Valley
3,930 homes by 2050
See display board on Loddon Valley Garden Village for more information

2 Arborfield Green major development including an extension of 600 new homes at Barkham Square
See display board on Arborfield Green for more information

3 South Wokingham major development including an extension of 1,100 new homes
See display board on South Wokingham for more information

4 45 new homes

5 12 new homes

6 100 new homes

7 40 new homes

8 20 new homes

9 59 new homes

10 4 new Gypsy & Traveller pitches

11 35 new homes

12 15 new homes

13 100 new homes

14 30 new homes

15 80 new homes

16 20 new Gypsy & Traveller pitches

17 4 new Gypsy & Traveller pitches

18 15 new Gypsy & Traveller pitches

19 81 new homes

20 175 new homes

21 191 new homes

22 10 new homes

23 60 new homes

24 28 new homes

25 24 new homes

26 34 new homes

27 50 new homes

28 111 new homes

29 50 new homes

30 25 new homes

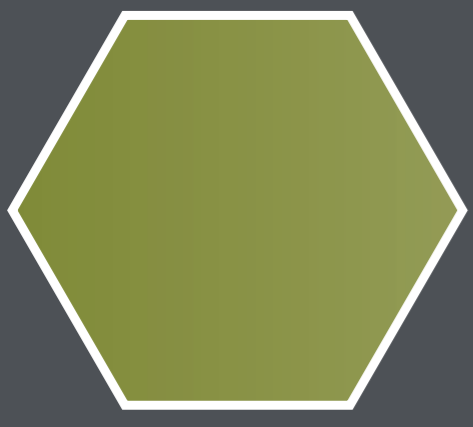
31 61 new homes

32 200 new homes

33 12 new homes

34 20 new homes





RIGHT HOMES, RIGHT PLACES

PROPOSED SUBMISSION PLAN (REGULATION 19)

As well as enabling development, the new local plan also includes policies to help conserve the important qualities of the borough, including open spaces and landscapes.

LOCAL GREEN SPACE

The designation of land as Local Green Space is a way for communities to **identify and protect green areas** that are of particular importance to them. This might include parks and other open spaces that are locally significant. Designating an area as Local Green Space means planning policies for managing development would be broadly consistent with those for the Green Belt, and development would only be allowed for certain uses, or where there are very special circumstances.

Over 200 areas were nominated by communities for consideration. Having assessed each area against national

planning policy and guidance, more than **100 areas are proposed to be designated** as Local Green Space. These include:

- Elms Field in Wokingham
- Dinton Pastures Country Park in Hurst
- Bulmershe in Earley / Woodley
- Clares Green Field, Spencers Wood
- Land south of the River Thames at Thames Valley Park
- California Country Park in Finchampstead
- Winnersh Meadows



VALUED LANDSCAPES

The new local plan proposes designating **13 Valued Landscapes** across the borough.

Each is of particular importance to the borough due to a combination of features, such as their importance to **wildlife and biodiversity, landscape, heritage assets** such as listed buildings and conservation areas, recreational value and aspects such as a feeling of tranquility.

Some examples include:

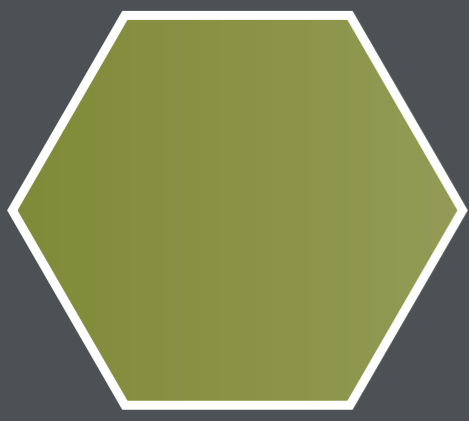
- **Forest and Rides Valued Landscape**
This area covers land in Wokingham, Finchampstead and Crowthorne. The landscape gains much of its identity through existence of straight rides, most often lined with woodland or development.

- **Alexander Pope Valued Landscape**
This area covers land between the edge of Wokingham and Binfield. The landscape gains much of its identity from associations with Alexander Pope, a famous poet who lived at Pope's Manor. Key features include historic field patterns, ancient woodland and ancient and veteran trees.
- **River Thames Valued Landscape**
This area follows the line of the floodplain and takes in higher ground where settlements or features are linked to the river landscape. It gains much of its identity from the floodplain valued for recreation, ecology and cultural heritage.

SITES OF URBAN LANDSCAPE VALUE (SULV)

These are **open areas** within our towns which contribute to **local character**, visual amenity, ecology and the environment, as well as provide opportunities for recreation and well-being.

The new local plan proposes **six Sites of Urban Landscape Value**, comprising of the retention of four existing sites – Bulmershe, Joel Park, Maiden Erleigh Lake and South Lake – and two new sites at Cantley Park and Woosehill Meadows.



RIGHT HOMES, RIGHT PLACES

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The map (right) shows the proposed designations for Sites of Urban Landscape Value (SULVs), Local Green Space and Valued Landscapes. The Valued Landscapes are named on the map and Local Green Spaces are listed below by parish (those marked with * are also SULVs). Please note that the Local Green Spaces are listed under one parish, but may crossover others.

LOCAL GREEN SPACES

Arborfield

- Arborfield Park
- Pound Copse
- The cricket and rugby pitches within the Arborfield Garrison SDL (A)
- The cricket and rugby pitches within the Arborfield Garrison SDL (B)

Barkham

- Elizabeth Park
- The Junipers
- Rook's Nest Wood Country Park
- Hazebrouck Meadows (A)
- Hazebrouck Meadows (B)

Charvil

- East Park Farm playing fields
- Charvil Country Park
- The Hawthorns Park
- Charvil Meadows
- St Patrick's Recreation Ground

Earley

- Land south of Reading Road, Bulmershe (North)*
- Land south of Reading Road, Bulmershe (South)*
- Field opposite the pavilion at Laurel Park
- Chalfont Woods and Chalfont Park
- Events Field
- Laurel Park*
- Sol Joel Park
- Land south of the River Thames
- Maiden Erleigh Lake and Local Nature Reserve*
- Meadow Park
- Redhatch Copse
- Thames Water Reservoir
- Lower Earley Meadows (Riverside Park) and Woodlands (A)
- Lower Earley Meadows (Riverside Park) and Woodlands (B)
- Loddon Fields

Finchampstead

- California Country Park and Longmoor Bog

Hurst

- Dinton Pastures
- School Road Recreation Ground
- Davis Street Recreation Ground
- Martineau Green

Shinfield

- Pearman's Copse
- Nores Hill Woods
- The Grove
- The Common
- Clare's Green Field

Sonning

- Ali's Pond Nature Reserve
- King George's Field
- Land adjacent to Ali's Pond

Swallowfield

- Farley Hill King George V Field
- Riseley Recreation Ground and Community Orchard
- Swallowfield Recreation Ground
- Swallowfield Meadows Local Nature Reserve

Twyford

- Malvern Way open space
- King George V Field
- Stanlake Meadows
- Hurst Park
- Open area adjacent to Colleton Drive
- Twyford Parish Council Burial Ground and Millennium Garden
- Orchard Estate open space
- Broad Hinton open space

Winnersh

- Winnersh Meadows
- Land surrounding the west of Old Forest Road (North)
- Land surrounding the west of Old Forest Road (South)
- Jersey Drive open space
- Hatch Farm Country Park

Wokingham

- Elms Field
- Howard Palmer Gardens
- Langborough Recreation Ground
- Barkham Road Recreation Ground
- King George V Playing Field
- Fox Hill
- Joel Park and Holt Copse*
- Land north of Jubilee Avenue*
- Keephatch Park Nature Reserve
- Cantley Park (North)*
- Cantley Park (South)*
- Leslie Sears Playing Field
- Viking Field
- Elizabeth Park
- Wooshill Meadows*
- Emmbrook Walk
- Waverley Way open space
- Heron Park*
- Park between Keephatch and Binfield Road
- Land north of Chestnut Avenue
- Playground at Oakey Drive
- Ashridge Meadows SANG

Wokingham Without

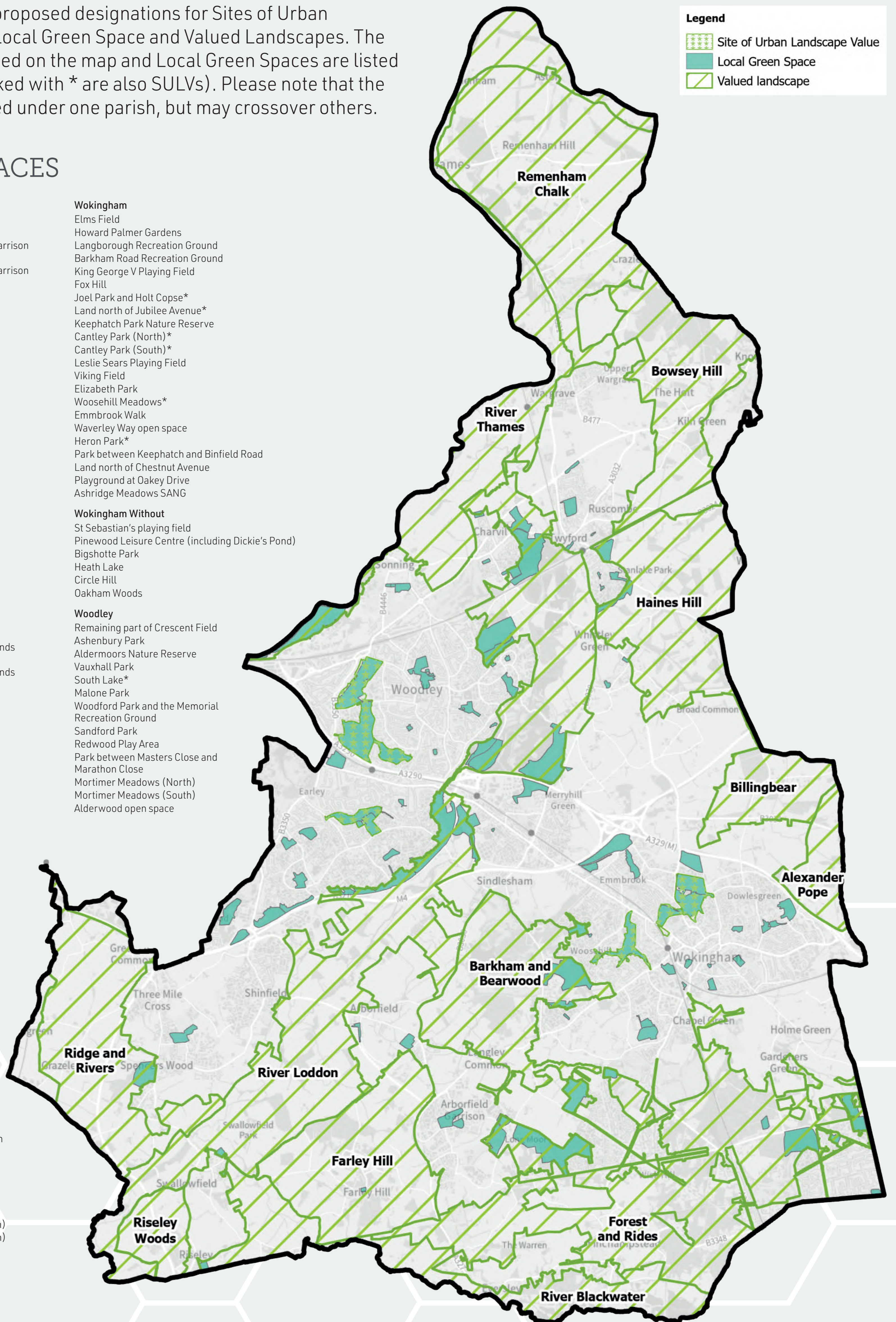
- St Sebastian's playing field
- Pinewood Leisure Centre (including Dickie's Pond)
- Bigshotte Park
- Heath Lake
- Circle Hill
- Oakham Woods

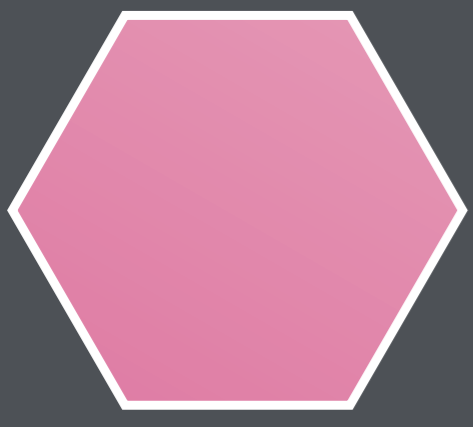
Woodley

- Remaining part of Crescent Field
- Ashenbury Park
- Aldermoors Nature Reserve
- Vauxhall Park
- South Lake*
- Malone Park
- Woodford Park and the Memorial Recreation Ground
- Sandford Park
- Redwood Play Area
- Park between Masters Close and Marathon Close
- Mortimer Meadows (North)
- Mortimer Meadows (South)
- Alderwood open space

Legend

- Site of Urban Landscape Value
- Local Green Space
- Valued landscape





RIGHT HOMES, RIGHT PLACES

PROPOSED SUBMISSION PLAN (REGULATION 19)

AFFORDABLE HOUSING

Access to homes people can afford is a challenge for many people, particularly our young people as they are more likely to be on lower incomes and less able to secure a mortgage or pay high private rents.

The council attaches great importance to delivering affordable housing, with access to suitable housing a key determinant of wellbeing and life opportunities. Over 1,300 new affordable homes were built in the borough in the last four years.



WHAT IS AFFORDABLE HOUSING?

Affordable housing is subsidised housing, which enables the purchase price or rent to be set below market costs.

- Affordable housing for rent: This can be either social rent or affordable rent for those who are not able to rent or buy a home privately
- Shared ownership: Where a new home is provided on a part rent/part buy basis. This allows buyers to 'staircase' to full ownership
- Key worker housing: Discounted housing for those in specific jobs that provide essential services, such as nurses and teachers.

HOW DO WE BUILD IT?

The new local plan continues and improves upon our existing successful approach to affordable housing – continuing to seek a proportion of affordable housing on development proposals for 5 or more new homes, and increasing the proportion of affordable housing sought from our largest developments to 40% (up from 35%).



This approach goes beyond national planning policy which advises only seeking affordable housing from developments of 10 new homes or more.

Of the affordable housing delivered our priority is to deliver social rented housing. Whilst the type delivered will vary across sites, we will generally seek to deliver 70% of any affordable housing as social rented. Delivering energy efficient homes will also mean that the energy costs of all households will be more affordable.

Larger development sites will normally provide a mixture of the different types of affordable housing explained above. The new Loddon Valley Garden Village has the potential to provide around 1,500 affordable new homes, with about 1,000 of them being social rental.

MIX OF HOUSING

It is important that all homes, regardless of whether they are affordable or market value homes, meet the needs of the people who need them.

The local plan seeks to ensure that homes provided take into account the changing character of the population, offering choice in terms of size and type. This means ensuring a wider mix of smaller flats and smaller houses alongside medium and larger homes.





RIGHT HOMES, RIGHT PLACES

PROPOSED SUBMISSION PLAN (REGULATION 19)

CLIMATE EMERGENCY

There is no bigger challenge to us than the environmental crisis we are facing. The council declared a Climate Emergency in July 2019 and committed to do as much as possible to become a carbon neutral borough by 2030. Being carbon neutral is effectively where our greenhouse gas emissions are equal to or less than the emissions we remove from the environment. To put this in a national context, the UK has committed to achieving **net zero by 2050**. The council has adopted a Climate Emergency Action Plan (CEAP) to deliver reductions in greenhouse gas emissions directly resulting from and influenced by its own activities.

THE ROLE OF THE LOCAL PLAN

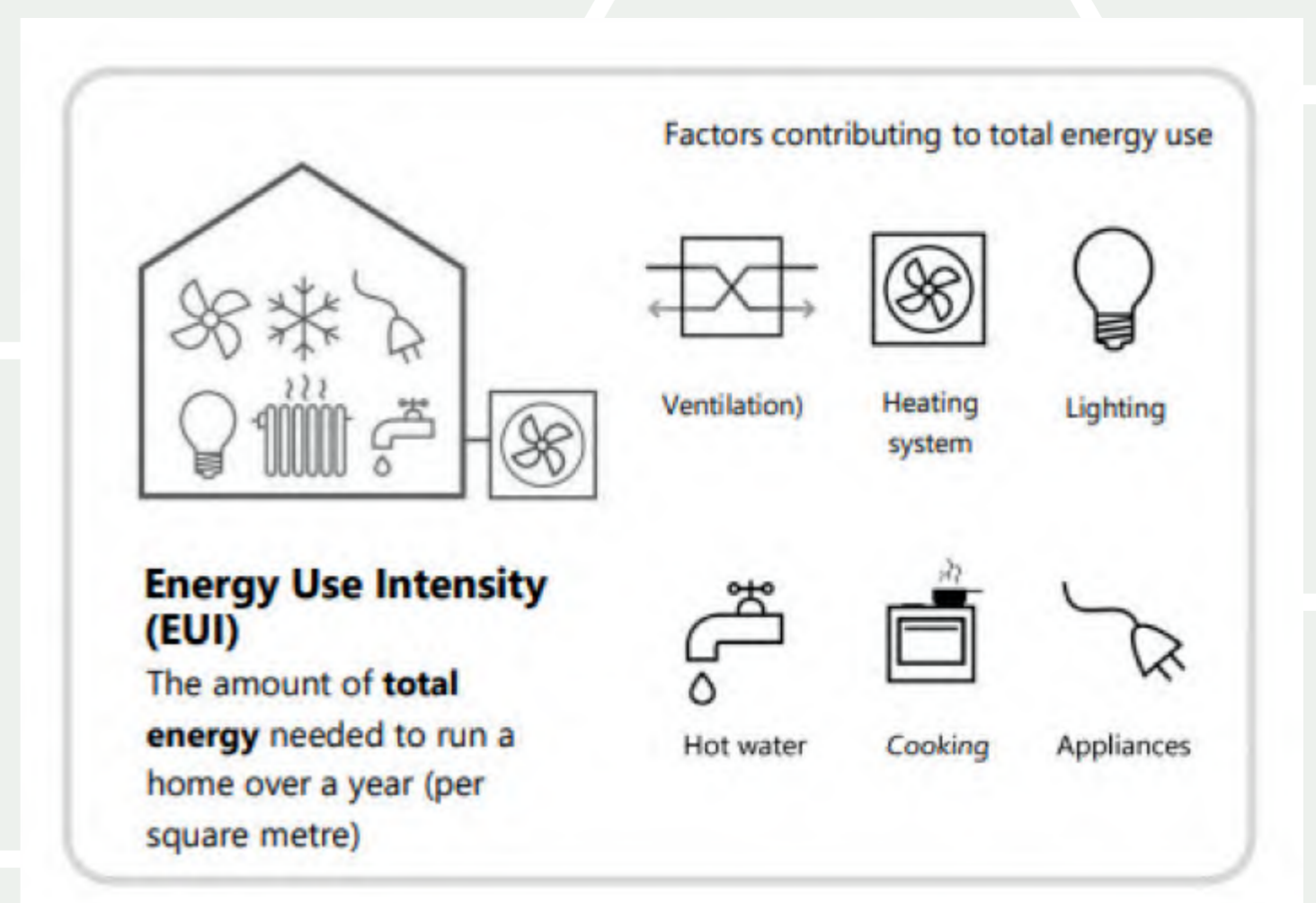
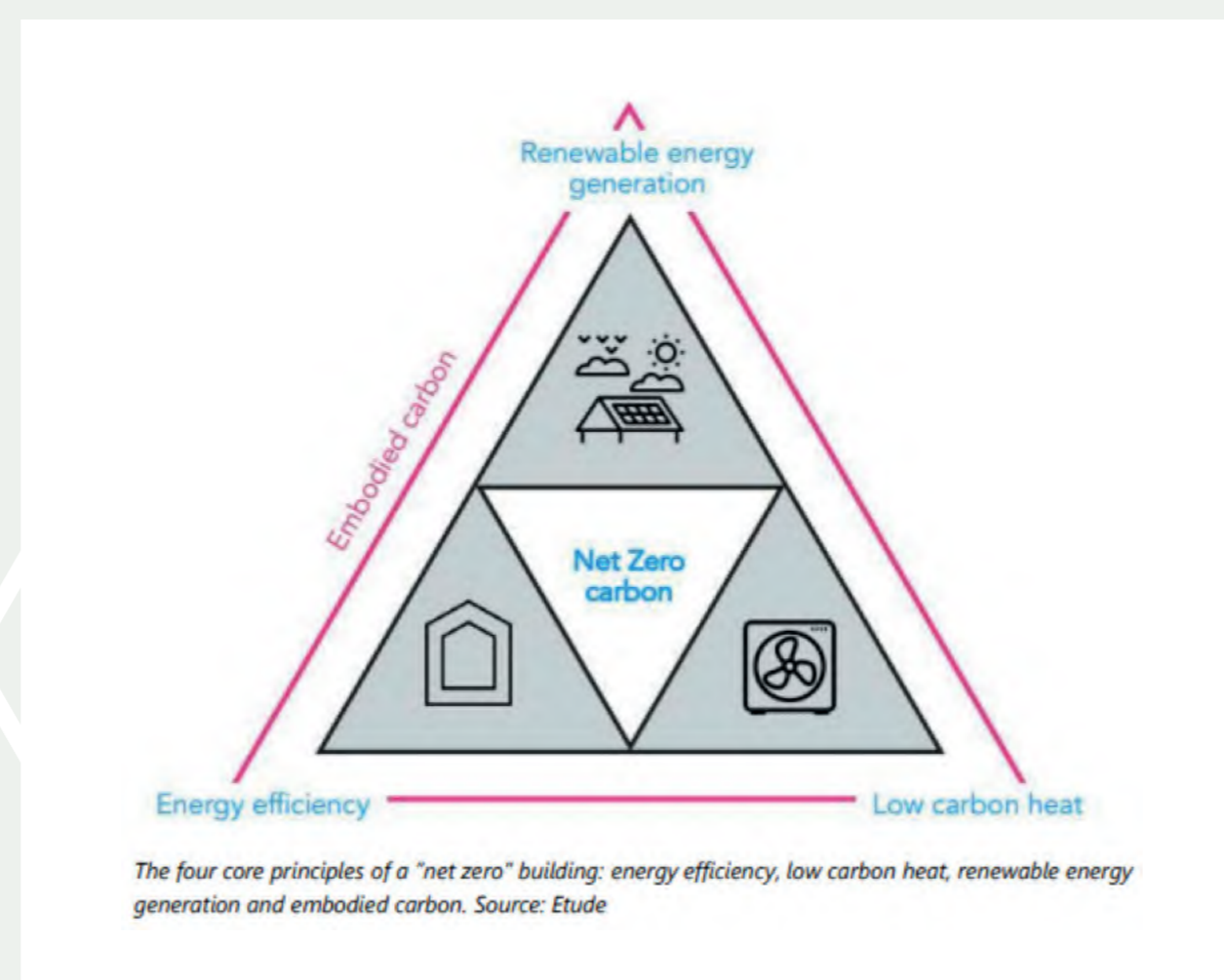
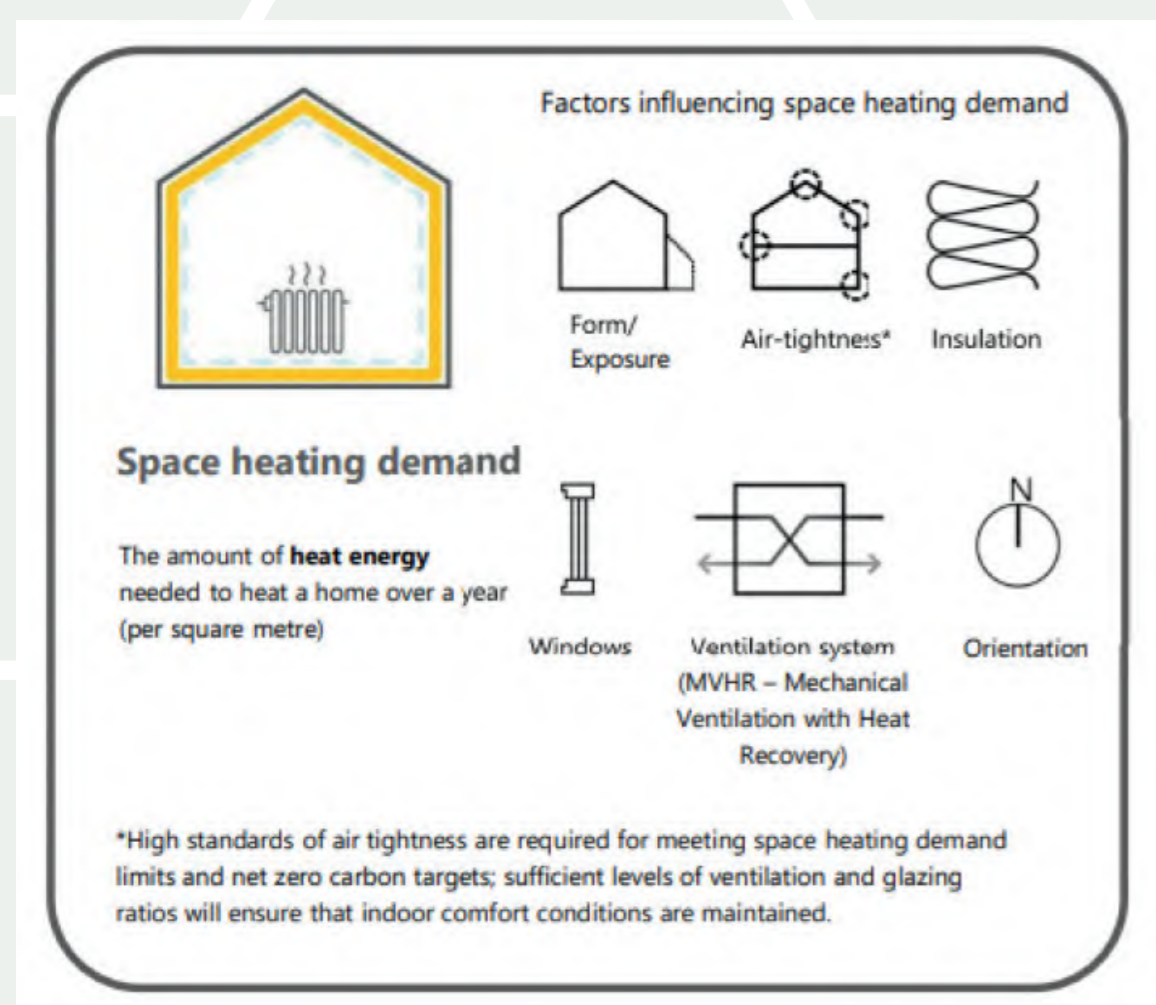
The new local plan is one piece of a wider jigsaw puzzle for how climate change will be addressed locally. The future growth of Wokingham Borough through new development has the potential to impose a large environmental footprint – in terms of consumption of resources and materials, the use of energy and the emission of greenhouse gases. To minimise the impact, it is essential that the development that is planned and built now uses best practice methods and technologies for **reducing carbon emissions** to avoid the need for retrofitting in the future.

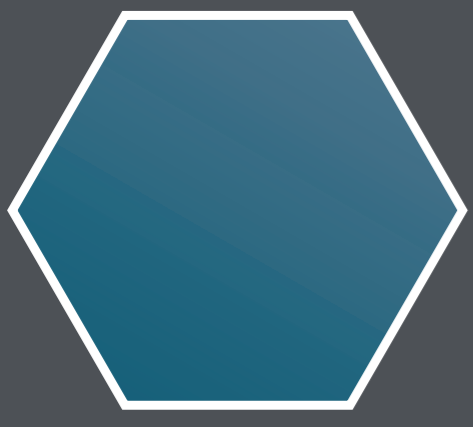
WHAT'S NEW IN THE LOCAL PLAN?

To reflect the council's Climate Emergency declaration the Proposed Submission Plan includes a suite of improved and **ambitious policies**. A key change from previous proposals is the move from setting carbon reduction targets to an approach that focuses on **minimising** the overall **energy demand** of developments, including heating requirements. This focusses on creating energy efficient buildings with the added benefit that they are less expensive to run, therefore reducing fuel poverty, and lessening reliance on the decarbonisation of the national grid. The shift in focus will still achieve ambitious carbon reductions, but in a way that is more measurable, **cost effective** for residents and considers the whole life of a development.

Some of the ways the policies in the plan address the climate emergency are:

- Locating the majority of new homes needed in places that would reduce car dependency
- Setting a robust, best practice definition of net zero developments
- Requiring all development to be net zero by achieving industry best practice targets for space heating demand and energy use intensity (EUI) (effectively a building's energy demand), requiring offsetting as a last resort where this is not achievable
- Requiring developments to generate at least as much energy from on-site renewables as they use in a year
- Maximising water efficiency through caps on usage and requiring rainwater recycling / harvesting
- Supporting renewable energy generation schemes where impacts are acceptable
- Supporting infrastructure for electric vehicle charging and futureproofing for new technologies
- Encouraging 'circular economy' principles i.e. minimising waste through design and construction to create durable and adaptable developments that reuse and recycle materials
- Encouraging careful choice, use and sourcing of materials to reduce the embodied carbon of developments





RIGHT HOMES, RIGHT PLACES

PROPOSED SUBMISSION PLAN (REGULATION 19)

The new local plan includes a wide range of policies to support the strategy for growth and development in the borough. A selection of the topic areas included are set out below.

ACTIVE TRAVEL AND ELECTRIC VEHICLES

Planning policies in the local plan require new development to promote walking, wheeling (which includes anyone using a wheelchair, pushchair or scooter), and cycling – together known as **active travel**. Developers will be required to prioritise active travel routes through their sites and in linking to places nearby. This approach complements our existing successful strategies like the **greenways** and the council's **Local Cycling and Walking Infrastructure Plan**.

To help achieve this, the new local plan endorses the Healthy Streets approach which has been developed by Transport for London and been successfully implemented across the city. The approach aims to improve air quality, reduce congestion and make communities **greener, healthier and more attractive** places. It puts people and health at the centre of decision making, helping everyone to use cars less and to encourage the use of active travel.

Developers will be required to consider the ten criteria in the image (right) to ensure the design leads to more attractive and healthier places.

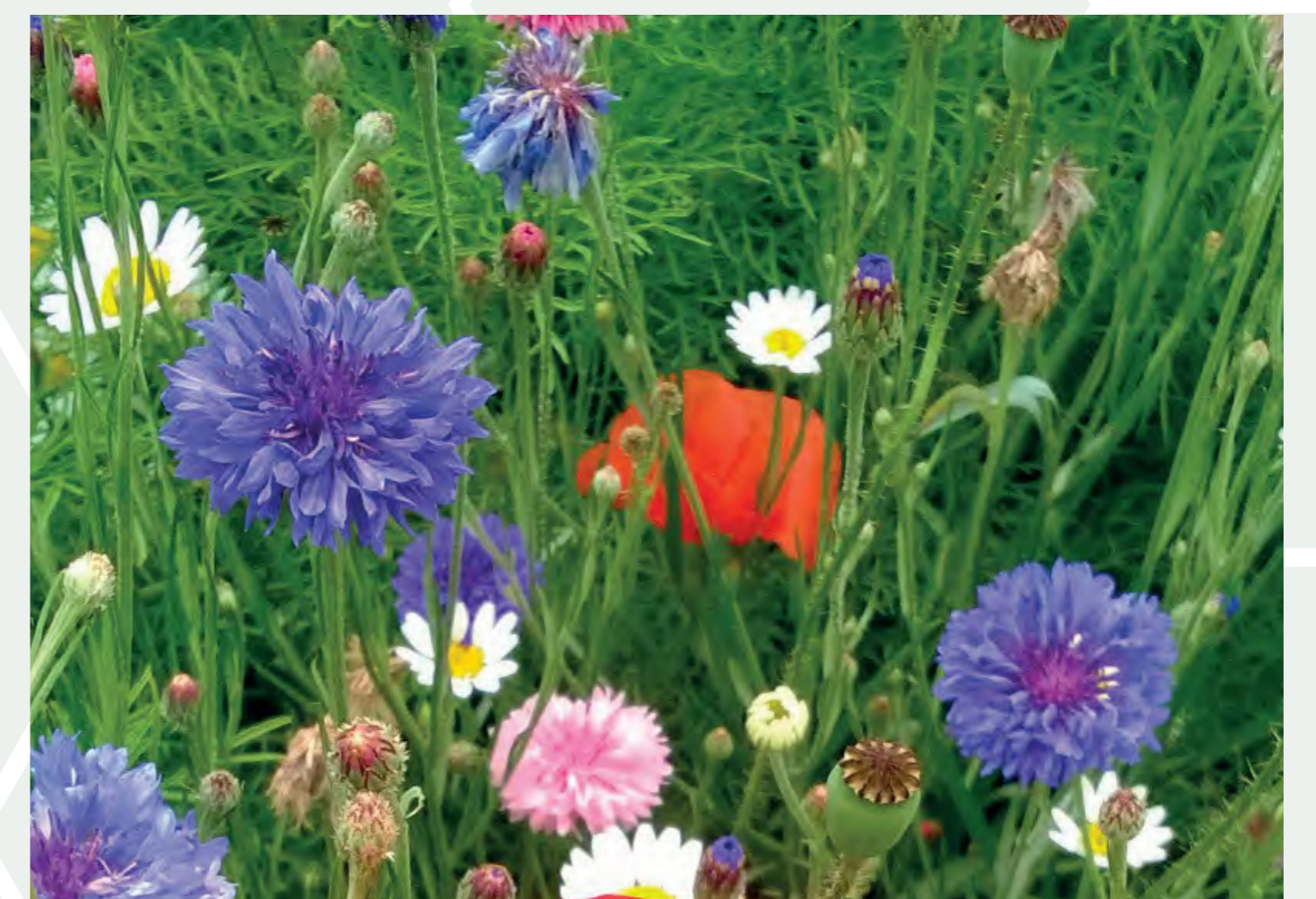
Whilst encouraging active travel, we understand that car travel will be necessary for some journeys and households. We are therefore encouraging the use of **electric and low emission vehicles** by requiring all new developments to provide electric vehicle charging points and encouraging the retrofitting of charging points where possible.



EMPLOYMENT AND RETAIL

We are continuing to protect **key employment locations** and will support their evolution to ensure they continue to meet the needs of businesses, including the delivery of complementary uses such as gyms and childcare. The proposed expansion of the Thames Valley Science and Innovation Park helps to build on the world renowned institutions that are located in or coming to the area, including **Shinfield Studios**, the **Natural History Museum** and the **British Museum**.

Town, district and local centres are important places to shop, meet and work. Whilst the role of the high street is changing, local plan policies continue to **support** keeping **local shops and services** and help our retail centres be destinations where people want to visit and stay.



DESIGN

It is important that the new developments are of **high quality design** and built to the highest standards in terms of attractiveness and sustainability. Local plan policies are proposed which set detailed requirements for developers to help create places that are attractive, that function and integrate well into existing places, and which will endure over their lifetime.

OTHER POLICY AREAS

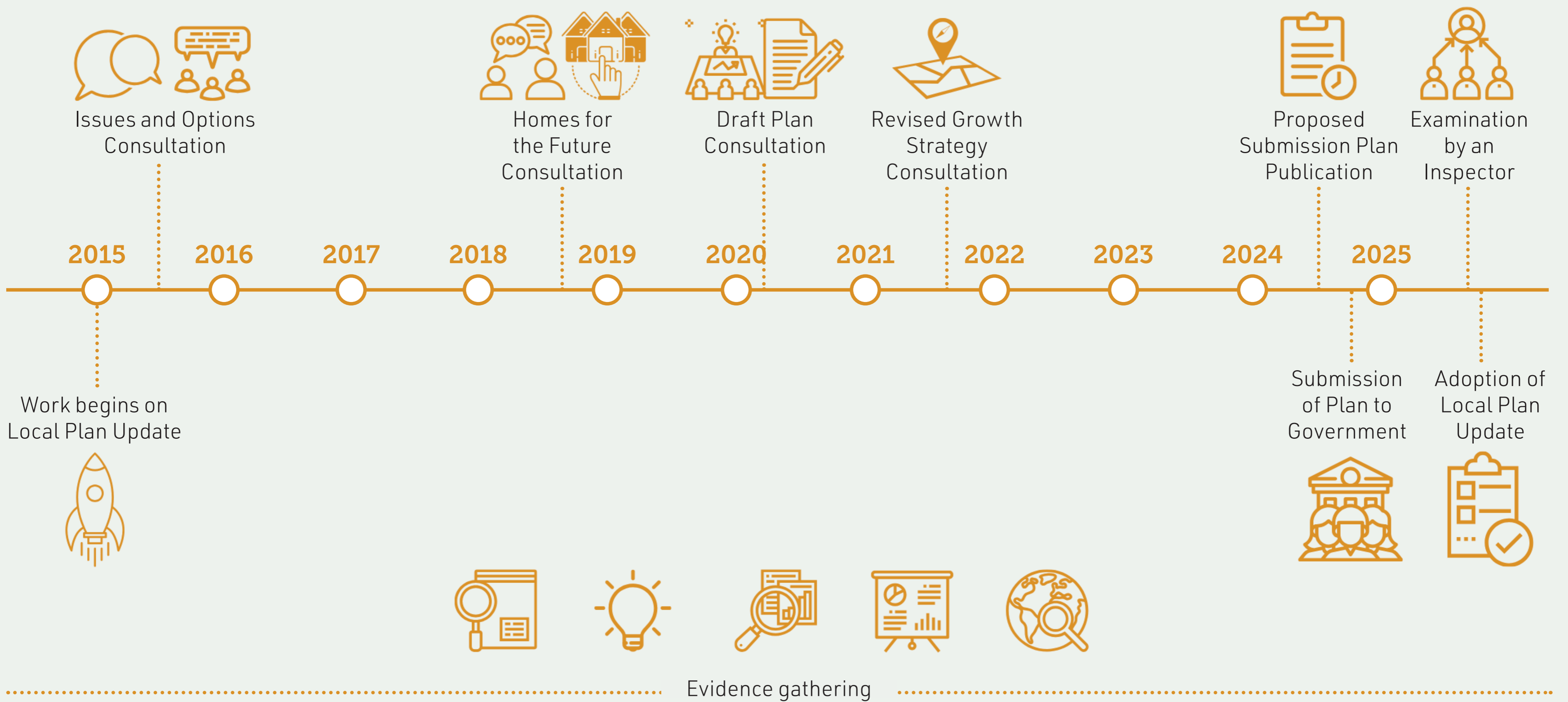
The new local plan includes much more besides the above, covering topics such as conserving our **heritage** assets, enhancing **biodiversity**, **reducing pollution**, and supporting **community infrastructure**. Take a look at the plan for more details.



RIGHT HOMES, RIGHT PLACES

PROPOSED SUBMISSION PLAN (REGULATION 19)

TIMELINE



THE PROPOSED SUBMISSION PLAN STAGE

The Local Plan Update contains **policies** which will guide the borough's **growth** and address **needs and opportunities** for housing, the economy, community facilities and infrastructure. It also demonstrates how the borough will mitigate the effects of and adapt to climate change.

Several public consultations and draft stages have led to the publication of the Proposed Submission Plan, which is the version of the Plan we propose to be **submitted for independent review**. It has been informed by:

- Community and stakeholder engagement and public consultations
- Duty to co-operate discussions with neighbouring authorities and other specific bodies
- The development of a technical evidence base
- The requirements of national planning policy and guidance
- Plans and strategies from across the council

This is the **final opportunity for feedback** before the Plan is submitted to the Planning Inspectorate, for examination by a government appointed Inspector.

Unlike previous consultations, we are required to ask specific questions which give people an opportunity to **comment on whether the preparation of the plan is legally compliant and whether the strategy is sound**. Further information on this is provided on the 'representations and what's next' board.

OUR NEED FOR HOUSING

Wokingham Borough is a popular place to live, with a strong economy and high quality of life. It lies west of London in the heart of the Thames Valley and benefits from good transport connections, by road and train, with Heathrow and Gatwick airports close by.

The Government is pushing for **more housebuilding nationally**, with the need the highest in the South East.

Our share is **calculated** by a **national methodology** which is updated every year, and forms a starting point for the housing requirement in the new Local Plan.

The minimum number of homes the Plan should provide for is around **750 new homes per year**, or 12,763 new homes in total, in Wokingham Borough up to 2040.

We can take into account new homes which have been completed in the plan period, sites that already have planning permission and other appropriate, unidentified sites that come forward without an allocation in the Plan - meaning that around **8,300 new homes** can already be **accounted for**. This leaves a **shortfall of 4,500 new homes**. The Proposed Submission Plan includes site allocations to **meet this shortfall**.



RIGHT HOMES, RIGHT PLACES

PROPOSED SUBMISSION PLAN (REGULATION 19)

WHAT SHOULD MY REPRESENTATION CONSIDER?

LEGAL COMPLIANCE

Local Plans must meet specific **legal requirements** set out in the Planning and Compulsory Purchase Act 2004 (as amended).

Consider whether the Plan:

- Follows the key stages of the Local Development Scheme (the local plans timetable).
- Follows the process for community involvement set out in the current Statement of Community Involvement.
- Is supported by a Sustainability Appraisal.

DUTY TO CO-OPERATE

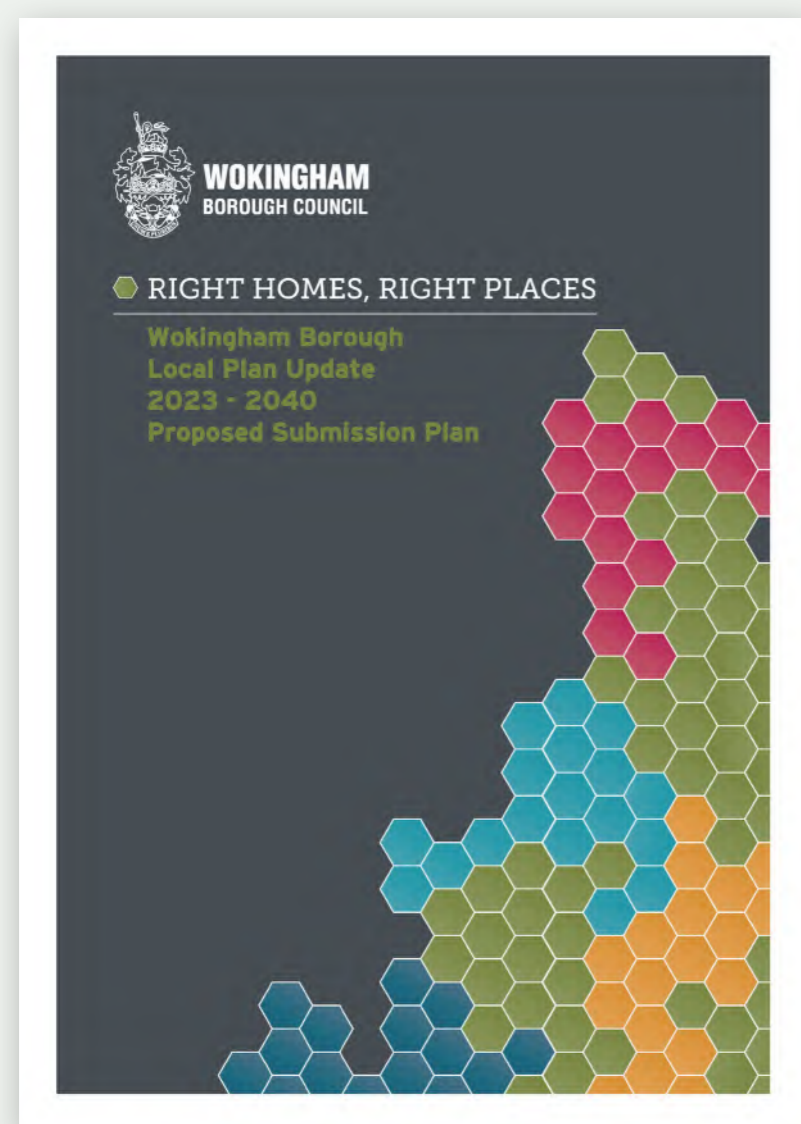
Consider whether the council:

- Has constructively and actively engaged with neighbouring authorities and other bodies over strategic matters throughout the preparation of the Plan.

SOUNDNESS

Local Plans must meet the **tests of soundness** described in the National Planning Policy Framework (NPPF). Plans are sound if they are:

- Positively prepared – with a development strategy that meets the area’s objectively assessed needs and achieves sustainable development.
- Justified – the strategy is appropriate and takes into account reasonable alternatives, based on proportionate evidence.
- Effective – the strategy must be deliverable over the plan period, using joint working on strategic, cross boundary matters.
- Consistent with national planning policy – enabling the delivery of sustainable development in accordance with NPPF policies.



HOW DO I RESPOND?

Fill in our online survey at engage.wokingham.gov.uk

You can also email us your representation to LPU@wokingham.gov.uk

Or post it to: Local Plan Update, Planning Policy, Wokingham Borough Council, Shute End, Wokingham, RG40 1BN.

Find the consultation document and all other supporting information on our website at www.wokingham.gov.uk/localplanupdate

Representations must be received no later than **5pm on Wednesday 13 November 2024** or they will not be considered.

WHAT'S NEXT?

- We will review all representations and summarise the main issues.
- We will publish all representations, with the person’s name, on our website.
- We will send the Plan and all representations we receive before the consultation deadline to the Secretary of State.
- The Planning Inspectorate will appoint a Planning Inspector to undertake an independent examination of the Local Plan

A NEW PLAN

Progressing the new local plan allows us to put in effective planning policies to manage development. Delaying progress will extend the period where our existing policies are less effective, meaning that more unplanned development is likely to occur.

THE EXAMINATION

The Planning Inspector will identify what issues to discuss at the examination hearings and when the hearings should take place. During the Examination a Planning Inspector will consider whether the Plan:

- Complies with the relevant **legal requirements**, including the **duty to co-operate**; and
- Meets the **tests of soundness**, as set out in the National Planning Policy Framework.

It would also mean that more land for housing will need to be identified with the government having consulted on changes which would see the borough’s housing need increase to 1,308 new homes per year. Progressing the plan will allow us to plan for this challenge in a more controlled way.