

## **Draft Local Plan Consultation**

Wokingham Borough Council is consulting on the Local Plan Update, which will guide where and how growth will take place in the borough in the years up to 2036.

The Council has issued the following notice about how people can find out more about the draft Plan and, if they wish, respond to it by the closing date of Friday 20 March. The Executive Committee of the Wokingham Society is consulting members in preparation for drafting and submitting its own reply.

“Wokingham Borough is an ever popular place to live, with a strong economy and high quality of life. This popularity causes a huge challenge to provide the homes we need. We need to provide these homes for the future in the right way - and with your involvement.

This consultation asks you to consider the proposed approach on how and where development will take in the borough over the next 15 years. You will be able to review policies on topics such as climate change, valued landscapes and affordable housing. You will also be able to let us know your thoughts on where the new housing is proposed to go.

This consultation runs from **Monday 3 February 2020 to 5pm on Friday 20 March 2020**.

You can find all documents and details of the consultation on our website at [www.wokingham.gov.uk/localplanupdate](http://www.wokingham.gov.uk/localplanupdate)

We are running a number of events during the consultation. Come along to the following locations to find out more and ask any questions.

**7- 9pm at:**

**Grazeley Village Memorial Hall**, Church Lane, Grazeley, RG7 1LD - **Wednesday 26 February 2020**

**St. Crispins School, Sixth Form Atrium**, London Road, Wokingham, RG40 1SS - **Monday 2 March 2020**

**Oakwood Centre Woodley**, Headley Road, Woodley, RG5 4JZ - **Tuesday 10 March 2020**

**10am - 1pm at:**

Dinton Activity Centre conference room, Sandford Lane, Hurst, RG10 0SU - Thursday 5 March 2020”

The following pages contain extracts highlighting the issues that the Society (and others) might wish to address, together with maps of those sites in Wokingham Town which have been identified as suitable locations for housing development.

# RIGHT HOMES, RIGHT PLACES: DRAFT LOCAL PLAN PUBLIC CONSULTATION

## Introduction

Housing developers have put forward more than 300 locations they would like to build on, but we are actually proposing very few of those because the majority of additional housing would be in a new sustainably developed Grazeley Garden Town. There would still need to be some smaller scale growth in towns and villages where agreed locally, but most of the potential sites put forward as part of the Local Plan process would be rejected.

This draft Local Plan also includes:

- A lower housing target for the borough than would have been enforced by the Government's standard methodology.
- No house building on Green Belt.
- An enhanced commitment to resist random development outside of the few areas allocated for new communities.
- Protection of local green space
- A priority on genuinely affordable, key worker, self-build and rural exception homes.

Once finalised, the Local Plan Update will replace all our policies with the exception of those relating specifically to minerals and waste. This means that the Core Strategy (adopted 2010) and the Managing Development Delivery plan (adopted 2014) will all cease to be used once the Local Plan Update is adopted. With the exception of minerals and waste planning, which will be undertaken jointly with neighbouring authorities, it will mean that all planning policies are contained within a single document, which will make our approach simpler.

There will be specific policies or subjects that require more detailed consideration. To address this, we will produce a number of supporting Supplementary Planning Documents (SPDs) and other guidance. These may include planning briefs for specific sites, or topic based SPDs on matters such as sustainable design, affordable housing, or parking. Where supporting SPDs already exist, we will be updating these to fit better with our new policies.

Wokingham Borough Council declared a climate emergency on 18th July 2019, committing to playing as full a role as possible – leading by example as well as through encouragement – in achieving a carbon neutral Wokingham Borough by 2030. A corporate action plan is being prepared to set out recommendations to help achieve a carbon neutral borough.

## *Overview of additional allocations and projected completions 1 April 2018 to 31 March 2036:*

### **North Wokingham Strategic Development Location**

The Core Strategy allocation for the North Wokingham SDL in Policy CP20 was for around 1,500 dwellings. However, this figure is updated in the Local Plan Update to reflect the proposed allocations to the **east of Toutley Industrial Estate for 100 dwellings and at Ashridge Farm for 150 dwellings**, and any extant planning permissions and completions on the North Wokingham SDL as at April 2018.

### **South Wokingham Strategic Development Location**

The Core Strategy allocation for the South Wokingham SDL in Policy CP21 was for around 2,500 dwellings. However, this figure is updated in the Local Plan Update to reflect extant planning permissions and completions on the South Wokingham SDL as at April 2018, and the **proposed allocation of 17 dwellings at land south of Gipsy Lane**.

### **Sites allocated for residential / mixed use**

The sites listed below are allocated for residential development:

<b>Station Industrial Estate, Oxford Road, Wokingham</b>	<b>92 dwellings</b>
<b>54-58 Reading Road, Wokingham</b>	<b>9 dwellings</b>

### **Local Green Space**

The following areas are designated Local Green Spaces::

- a) Elms Field, Wellington Road
- b) Howard Palmer Gardens, Cockpit Path
- c) Barkham Recreation Ground, Latimer Road
- d) Langborough Recreation Ground, Gipsy Lane
- e) King George V Playing Field, Goodchild Road
- f) Land south of Reading Road, Bulmershe, Earley
- g) Fox Hill, Woosehill
- h) Joel Park and Holt Copse, Wokingham

Within the Local Green Space, development will be restricted to those limited types of development which are deemed appropriate, unless very special circumstances can be demonstrated. Development proposals will be considered appropriate where it is compatible with the reasons for which the land was designated.

### **Sites of Urban Landscape Value**

Planning Permission will only be granted for development proposals within or affecting Sites of Urban Landscape Value where they demonstrate that they:

- a. Retain and enhance the special landscape features and qualities that make the site valuable to the character, townscape and urban form; and
- b. Minimise the visual impact of the development site on the Sites of Urban Landscape Value; and
- c. Protect, manage and enhance the sites' capacity for informal recreation.

#### *Joel Park, Wokingham*

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

#### *Woosehill Meadows, Emmbrook*

This is a new SULV recommended due to its value as an important landscape resource and relationship to the Emm Brook. The SULV is surrounded by parkland and associated vegetation giving the area character and a strong sense of place in an urban area. Groups of mature trees are located within the site, enhancing the character of the area and provide a wooded backdrop when viewed from the surrounding residential areas, a key element in its visual significance.

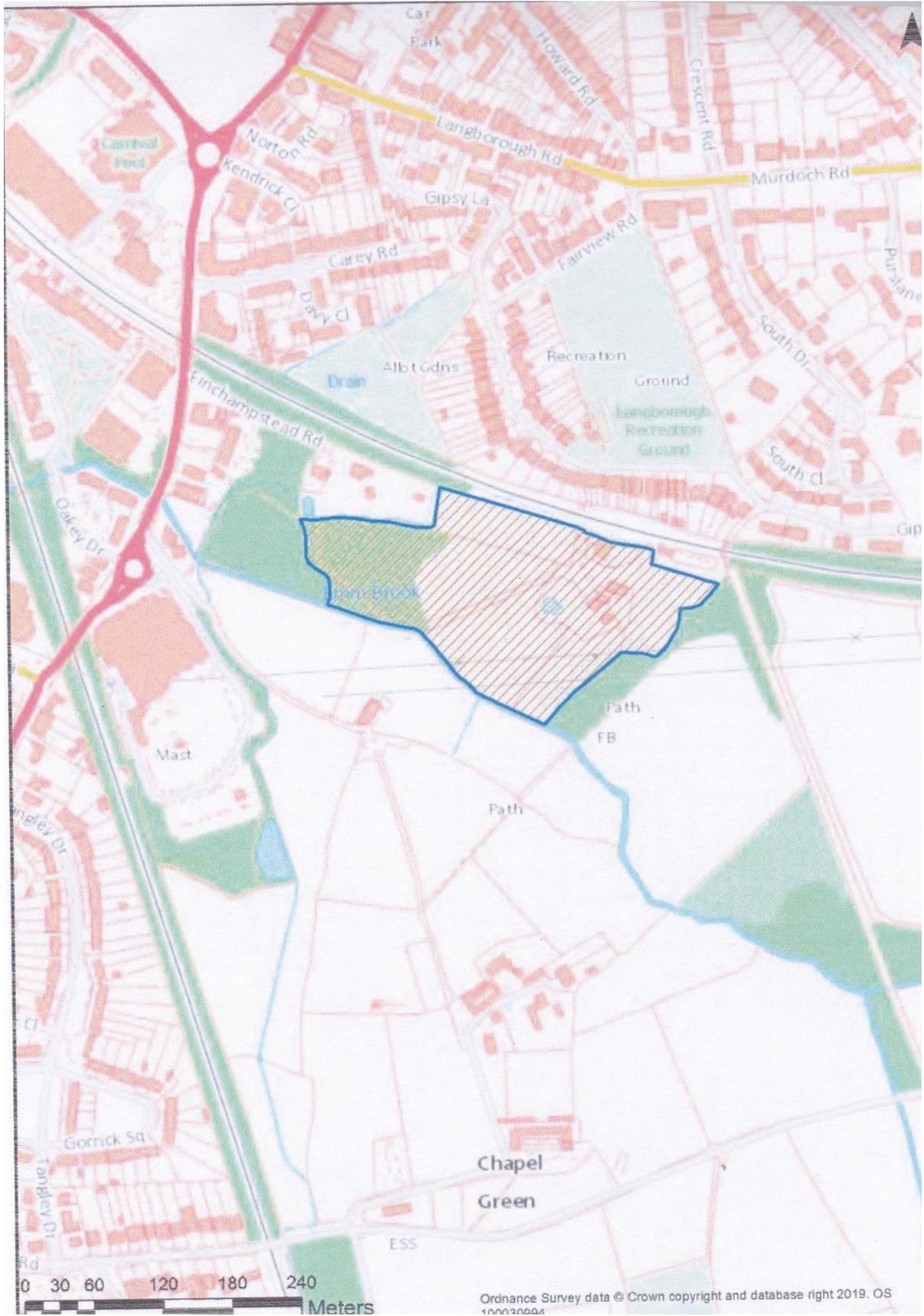
*Cantley Park, North Wokingham* This is a new SULV recommended as Cantley Park is a valuable landscape resource, providing parkland type planting and significant landscape features including large, dominant specimen trees that contribute towards the area's character and distinctiveness within the urban setting. The site is also recognised as a valuable resource for formal and informal recreation, which is well-used by local residents and visitors. The mature trees within the site and on the site's boundaries greatly enhance the character of the SULV and provide a characteristic wooded backdrop..



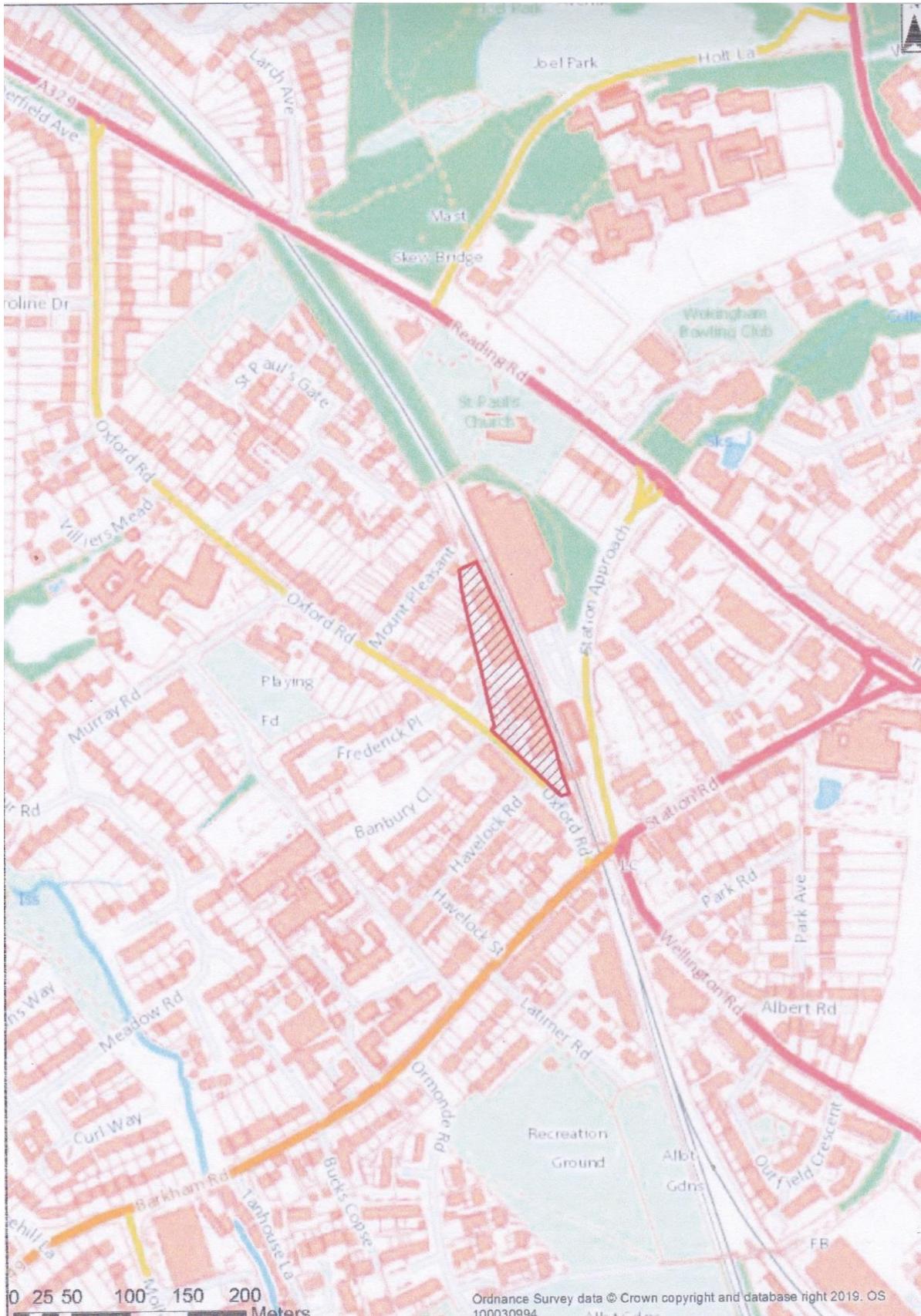
Land East of Toutley Depot



Ashridge Farm



Land South of Gipsy Lane



Station Industrial Estate



54-58 Reading Road