



Local Plan Update: Homes for the Future

Thank you for participating in this survey -- it is the most important thing you can do to have your say about the future of the borough.

It is about homes for young people and for the coming generations, about the roads you drive on now and in the future, about where your children and grandchildren will go to school, play, get health care and work.

We have to plan for more housing—it is not an option not to—so do it with us and help us make it as good as we can.

Contact Details

Name (mandatory - we cannot use your responses unless you provide your name)

Are you responding as a;

- | | |
|---|--|
| <input type="checkbox"/> Resident in Wokingham Borough | <input type="checkbox"/> Society / Community Group Business |
| <input type="checkbox"/> Resident in a neighbouring borough | <input type="checkbox"/> Agent |
| <input type="checkbox"/> Local Authority | <input type="checkbox"/> Landowner |
| <input type="checkbox"/> Statutory Body | <input type="checkbox"/> Other interested party (please specify) |
| <input type="checkbox"/> Council / Clerk | |

Job title / Role

Organisation

Address

Postcode

(mandatory – we cannot use your responses unless you provide your post code)

Would you like to be added to our consultation database?

☐ Yes

☐ No

If Yes, Email Address*:

[See our privacy statement on our website](#)

Please use the Homes for the Future consultation document to help you with this survey. You can find a copy at www.wokingham.gov.uk by searching 'Local Plan Update'. In addition to the consultation document, you will need to view the Local Plan Update online map: <https://arcg.is/0TmSXu>

If you need more space to answer any of the questions, please use additional sheets of paper and number your responses.

Please refer to Sections 4.7 - 4.11 for these questions

Q1. Concentrating or dispersing new housing

Do you agree that the new housing we need should be built in new communities, which would be built with their own schools, roads, community and sports facilities and other associated infrastructure?

- ☐ Agree
- ☐ Somewhat Agree
- ☒ Neutral
- ☐ Somewhat Disagree
- ☐ Disagree

Q2. Where in the borough are the best opportunities to establish new communities which include such things as local centres, schools and improved sustainable transport links? Please provide details and outline the reasons why.

Firstly, it should not be assumed that new communities should accommodate all the Borough's housing requirements. Sites will exist, within or adjacent to settlements, that whilst not forming part of a new community may still be appropriate for development.

With regards the location for potential new communities, careful consideration needs to be given to national policy set out in the NPPF, which includes guidance upon Green Belts, a notable constraint upon development in the northern most part of Wokingham Borough.

The NPPF makes it clear that amendments to the Green Belt should only be undertaken in exceptional circumstances. Given that Wokingham Borough consists of a small proportion of Green Belt land (16%), it is apparent that exceptional circumstances will not be present to introduce a new community in to the Green Belt in this instance, because 84% of the Borough is not subject to such constraint, and will therefore be better placed to accommodate such a scale of development.

The Council have been presented with a number of options for generating new communities across the Borough, the majority of which do not lie within the Green Belt. It therefore follows, in specific response to the question, that the best opportunities to establish new communities will be on non-Green Belt land in the Borough.

Q3. Do you agree that the borough's future development needs for homes, jobs and other uses should be spread across the whole borough regardless of whether it would be concentrated in new communities or dispersed in existing villages and towns?

- ☐ Agree
- ☐ Somewhat Agree
- ☐ Neutral

☐ Somewhat Disagree

☐ Disagree

Q4. Do you agree that future housing development should include affordable housing?

☐ Agree

☐ Somewhat Agree

☐ Neutral

☐ Somewhat Disagree

☐ Disagree

Q5. Are there any specific types of affordable housing you would support?

☐ Shared ownership - housing provided by a registered provider or local housing company where the occupier will be offered an equity share in the property

☐ Social rented housing - housing provided by a registered provider at a rate set by Government policy, lower than market rent

☐ Affordable rented housing - housing that costs no more than 80% market rent

☐ Starter homes - housing restricted to those under a maximum level of household income

☐ Discounted market sales - housing sold at a discount of at least 20% below local market level

☐ Rent to buy - housing that enables people in rented accommodation the opportunity to save towards the purchase of shared ownership housing

☐ Key worker housing - affordable housing specifically targeted at key worker job sectors such as NHS, Education, Police etc or those on low wages providing an essential service to the local Economy

☐ Other

Please specify:

Please refer to Sections 4.13 - 4.14 for these questions

Higher development densities and building heights

The government's revised National Planning Policy Framework (NPPF) has a strong emphasis on using land as efficiently as possible. This includes building at higher densities (more housing in less space) where appropriate. There will be areas in the borough where higher densities are

more appropriate than others. Higher density development is best placed in areas with the best access to public transport, services and jobs meaning there is less need to travel by car on a day to day basis and therefore less space required for parking. Increases in density can be achieved without significant changes to the way an area looks by, for example, introducing smaller dwellings which use less land, or a greater proportion of apartments.

Another way of achieving higher development densities is to build taller buildings. Introducing taller buildings into an area would change the existing character and bring more activity to a local area. This would not necessarily be a problem, but we need to consider the pros and cons of getting the most out of a plot of land against the impacts of doing so. Taller buildings do not always mean high-rise blocks of flats, and increasing density can result in well-designed places that make the best use of the land available. Some may be smaller homes that are often more affordable than larger properties built at lower densities, this allows greater choice and flexibility in the housing market.

Q6. Do you agree with being more flexible with building heights, parking standards and development densities where a range of shops or other services are within walking distance, such as in towns and district centres?

☐ Agree

☐ Somewhat Agree

☐ Neutral

☐ Somewhat Disagree

☐ Disagree

Q7. Which locations in the borough do you feel are best suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

Q8. What types of housing, jobs or other uses do you think are most suitable in the areas you identified in the previous question e.g. apartments, small houses, affordable / council housing, older persons housing, offices etc.? Please provide details, including the number of stories you think appropriate and outline the reasons why.

Please refer to Sections 4.15 - 4.17 for these questions

Concentrating employment on existing or new sites

The council's current approach to employment land (office space, warehousing, storage and distribution facilities) is that the majority of employment growth within the borough will occur in specific areas known as Core Employment Areas, such as Winnersh Triangle Business Park and Molly Millars Industrial Estate.

These areas often have the capacity for additional employment floorspace to be delivered by intensifying what is already there. One approach would be to continue to focus employment growth in areas like this, including identifying additional Core Employment Areas such as the Thames Valley Science Park (south of the M4 and northeast of Shinfield) which is currently under construction.

Through changes to government policy over recent years, it is now possible for owners of certain employment buildings to change the use of the land to residential without requiring planning approval from the council. This has seen some losses of employment floorspace in our Core Employment Areas to housing. One approach to employment could be to encourage developments with areas of employment land alongside housing and other uses, rather than relying on a number of designated core areas that restrict other uses.

Q9. Do you agree with meeting employment needs in the following locations?

	Agree	Somewhat Agree	Neutral	Somewhat Disagree	Disagree
Town & District Centres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Employment Estates & Locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Adjacent To Existing Employment Estates & Locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q10. Do you agree with being more flexible with building heights on existing employment estates to create more usable space without needing to increase the amount of land?

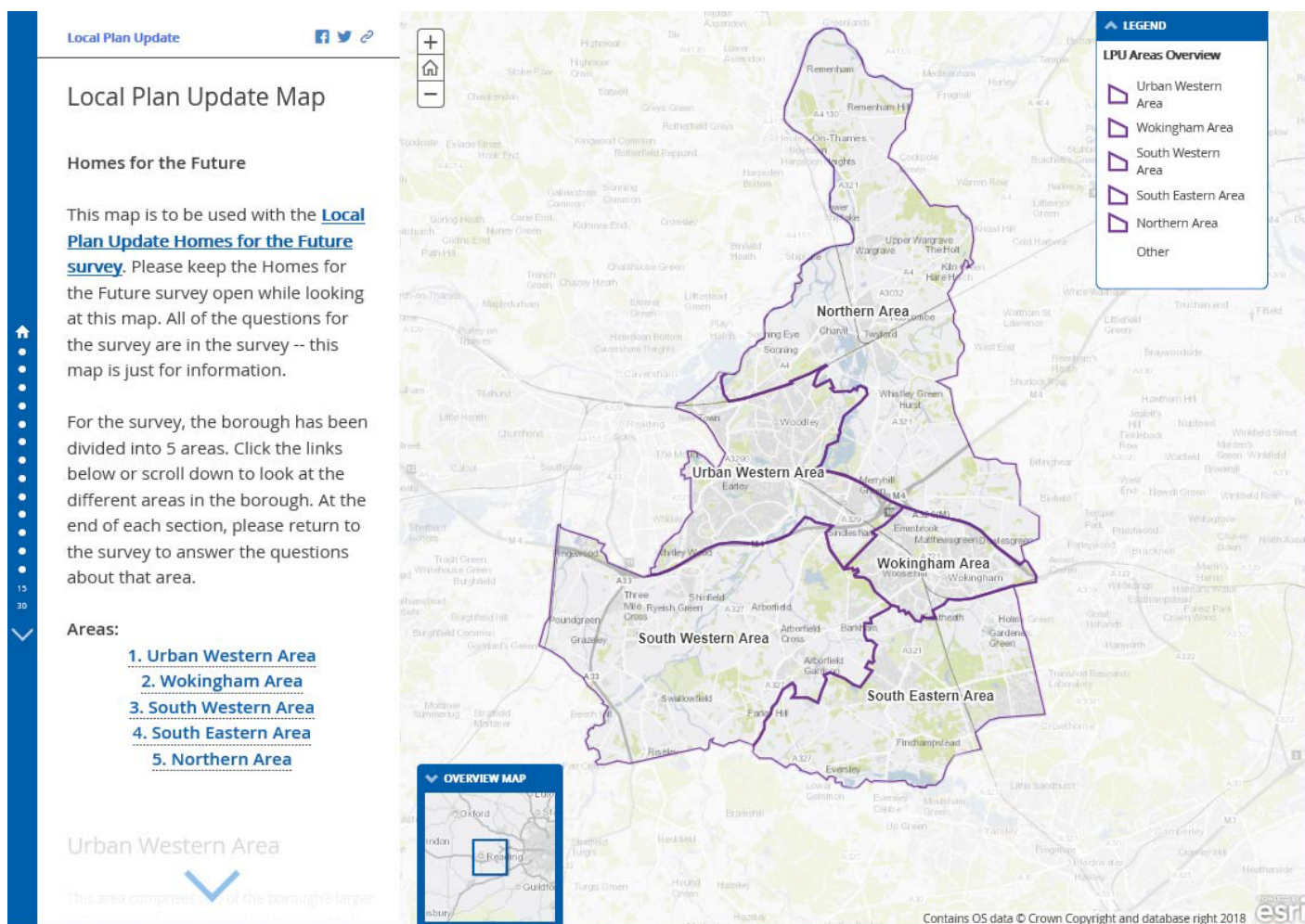
- ☐ Agree
- ☐ Somewhat Agree
- ☐ Neutral
- ☐ Somewhat Disagree
- ☐ Disagree

Q11. Which employment areas / locations do you feel are best suited to being more flexible with building heights? Please provide details and outline the reasons why.

Section 5: Role of Land Being Considered for Development

To successfully enhance and develop places within our borough, against the backdrop of a nationwide need for more homes, we must look to the land promoted to us (submitted sites) to achieve this. The following section shows the land promoted to us, divided into 5 areas of the borough, asking for your views on what opportunities there may be in each area. These areas do not signify that one part of the borough is more likely to be identified for new development than

another, but simply serves to help the discussion.



The majority of sites have been promoted for housing, but there are also promotions for employment; open space; retail; Gypsy, Roma and Traveller (GRT); leisure; and care homes. Some sites have been promoted for more than one of these uses. Sites are colour coded depending on the use(s) they have been promoted for.

Urban Western Area

This area comprises two of the borough's larger settlements of Woodley and Earley, along with Winnersh, as well as Shinfield North. Between them the two principal settlements in this area hold two fifths of the Borough's population per the 2011 Census and have access to a good range of services and facilities.

Now take a look at our interactive map of the Urban Western Area to learn more before answering the following questions. <https://arcg.is/0TmSXu>

Q12. Are there any locations in the 'Urban Western Area' which you feel are suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

Q13. Regarding land that has been promoted (submitted sites) in this area, would you support the development of any specific areas of land? Please provide details of which ones and the reasons why. Include site references where appropriate.

Q14. Do you have any comments on any of the promoted areas of land in the area? Please include site references where appropriate.

Q15. Are there any other opportunities for development that have not currently been promoted here? Please provide details and, if possible, include the details of who you believe to be the

landowner.

Wokingham Area

This area comprises Wokingham town centre and its surrounding residential areas. Wokingham is the largest town in the borough and is its principal settlement. This area is home to a large proportion of the Borough's population.

Now take a look at our interactive map of the Wokingham Area to learn more about it before answering the questions below. <https://arcg.is/0TmSXu>

Q16. Are there any locations in the 'Wokingham Area' which you feel are suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

Q17. Regarding land that has been promoted (submitted sites) in this area, would you support the development of any specific areas of land? Please provide details of which ones and the reasons why. Include site references where appropriate.

Q18. Do you have any comments on any of the promoted areas of land in the area? Please include site references where appropriate.

Q19. Are there any other opportunities for development that have not currently been promoted here? Please provide details and, if possible, include the details of who you believe to be the landowner.

South Western Area

The South Western Area is divided by the River Loddon and its floodplain and the Blackwater River. The area to the west includes a large number of villages including Shinfield, Three Mile Cross, Spencers Wood, Swallowfield and Riseley. To the east are Arborfield, Arborfield Cross, Barkham and Farley Hill. All these villages are surrounded by open countryside. The area furthest west, beyond the A33, is predominantly open farmland but includes the small village of Grazeley.

Now take a look at our interactive map of the South Western Area to learn more about it before answering the questions below. <https://arcg.is/0TmSXu>

Q20. Are there any locations in the 'South Western Area' which you feel are suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

Q21. Regarding land that has been promoted (submitted sites) in this area, would you support the development of any specific areas of land? Please provide details of which ones and the reasons why. Include site references where appropriate.

Q22. Do you have any comments on any of the promoted areas of land in the area? Please include site references where appropriate.

Q23. Are there any other opportunities for development that have not currently been promoted here? Please provide details and, if possible, include the details of who you believe to be the landowner.

Q24. Are there any locations in the 'South Eastern Area' which you feel are suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

Q25. Regarding land that has been promoted (submitted sites) in this area, would you support the development of any specific areas of land? Please provide details of which ones and the reasons why. Include site references where appropriate.

Q26. Do you have any comments on any of the promoted areas of land in the area? Please include site references where appropriate.

Q27. Are there any other opportunities for development that have not currently been promoted here? Please provide details and, if possible, include the details of who you believe to be the landowner.

Northern Area

The Northern Area includes the villages of Twyford, Hurst, Charvil, Sonning, Wargrave and Remenham, and the surrounding countryside.

Now take a look at our interactive map of the Northern Area to learn more about it before answering the questions below. <https://arcg.is/0TmSXu>

Q28. Are there any locations in the 'Northern Area' which you feel are suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

The villages in the northern area are characterized by two storey development and typically don't contain high density development at present. Densities beyond those which currently exist may therefore damage the established character that is present.

Q29. Regarding land that has been promoted (submitted sites) in this area, would you support the development of any specific areas of land? Please provide details of which ones and the reasons why. Include site references where appropriate.

Q30. Do you have any comments on any of the promoted areas of land in the area? Please include site references where appropriate.

I object strongly to any potential development of the following sites;

5RU001, 5RU002, 5RU003, 5RU004, 5RU005, 5RU006, 5WA007

*It is clear from the Masterplanning document that if development is to be supported by the Council it would consist of several, if not all, of the above promoted sites. It is identified in the Wokingham Strategic Growth Locations Report (June 2018) as a potential strategic development opportunity for anything between 500 and 3,500 homes. **Development of such scale would have a substantial detrimental impact upon the local environment**, in terms of appearance, character, heritage and general amenity, all of which contribute to why we have chosen to live in the area.*

*The Report suggests that traffic levels at Twyford's village centre crossroads could be reduced through major new road infrastructure, building a new by-pass, including an additional rail crossing. While the Twyford crossroads may suffer from congestion at peak times, this does not warrant the introduction of strategic scale development. The introduction of thousands of houses, and traffic generated by them, will add congestion to a much wider area, and whilst potentially enhancing one specific junction would result in considerable detriment to many others. As a result, **an improved cross roads junction definitely does not justify strategic scale development as proposed through the above sites.***

*The Report identifies a number of other enhancements that could take place as part of strategic development proposals, such as improved parking at the rail station, and the provision of community facilities. Whilst such improvements might be welcome, it is strongly considered that **they can occur without strategic scale development and are therefore most definitely not a reason to justify it.***

*All of the above sites lie within land designated as Green Belt. The National Planning Policy Framework confirms that any changes to Green Belt boundaries (as would be needed to enable strategic scale development) can only take place in exceptional circumstances. It also requires the Council to fully examine all other reasonable options for development, before amending Green Belt boundaries. Given that 84% of Wokingham Borough is not subject to Green Belt designation, it is strongly considered that there will be other reasonable options to accommodate the Borough's development needs without needing to amend Green Belt boundaries, and therefore exceptional circumstances are not present. **Development of the above sites would therefore be in direct conflict with National Planning Policy.***

*In further defence of the retention of the established Green Belt at Ruscombe, **the Council's recent Green Belt Review, concluded that no areas merited removal from the Green Belt.** This was because all parcels were shown to contribute, or significantly contribute, to the purposes of the Green Belt, underlining why development upon them is not justified.*

For these reasons I strongly object to the potential development of the above sites.

Q31. Are there any other opportunities for development that have not currently been promoted here? Please provide details and, if possible, include the details of who you believe to be the landowner.

About you

(Please note this information is only used by the Council to establish to what extent participants are representative of the borough)

Are you:

- ☐ Male
- ☐ Female
- ☐ Prefer not to say

How old are you?

- ☐ 18 or under
- ☐ 19 - 29
- ☐ 30 - 39
- ☐ 40 - 49
- ☐ 50 - 59
- ☐ 60 - 69
- ☐ 70 - 79
- ☐ 80 or over

Please tell us how you heard about this survey: *(Please select all appropriate)*

- ☐ Homes for the Future brochure
- ☐ Local newspaper advert
- ☐ Local newspaper article
- ☐ Poster or flyer
- ☐ WBC social media
- ☐ Other social media
- ☐ Word of mouth
- ☐ Other (please provide detail below)

Please provide additional detail (name of newspaper, which social media platform, etc):

We are building up a database of people willing to give us their opinions on future consultations (known as Viewpoint), would you be willing to join this group? *See the privacy statement on our website

- ☐ Yes
- ☐ No

Name:

Email:

(we will only use this data to contact you about consultations and engagement events relating to Wokingham Borough Council and will not pass your details to any third parties):

Mobile phone number

(please only provide if you are willing to be contacted for occasional text or phone surveys):

You have now finished the Homes for the Future survey. Thank you!

Please scan and email the survey to: LPU@wokingham.gov.uk or send it to us at Growth & Delivery Team, Wokingham Borough Council, Civic Offices, Shute End Wokingham RG40 1WR