

Revised Growth Strategy Public Consultation. Draft Local Plan Update – Winnersh Parish Council Planning & Transport Committee 21st December 2021

Background

The Winnersh Parish Council area covers the settlements of Winnersh and Sindlesham with approximately 4,300 dwellings between them.

Following the Borough Council's 'Call for sites' in 2016, that allowed landowners to submit parcels of land for consideration of potential development. The Winnersh Parish area received 17 sites for consultation and were included within the Homes for the Future consultation that ran from 12th November 2018 until 22nd February 2019.

The Parish Council considered the 17 sites and rejected most of these sites as unsuitable due to several reasons such as prone to flooding, impact of traffic and poor accessibility issues and included the separate parcels of land 5WI004, 5WI006 and 5WI010 known as 'Winnersh Farms'

Two additional parcels of land were late submissions in August 2019, and these were also rejected by the Parish Council as unsuitable.

Following analysis of responses by officers most sites were rejected as being unsuitable.

A third public consultation on the plan ran from 3 February to 3 April 2020.

In January 2021 the Borough Council published the feedback on the consultation and in summary these sites are included in the latest consultation

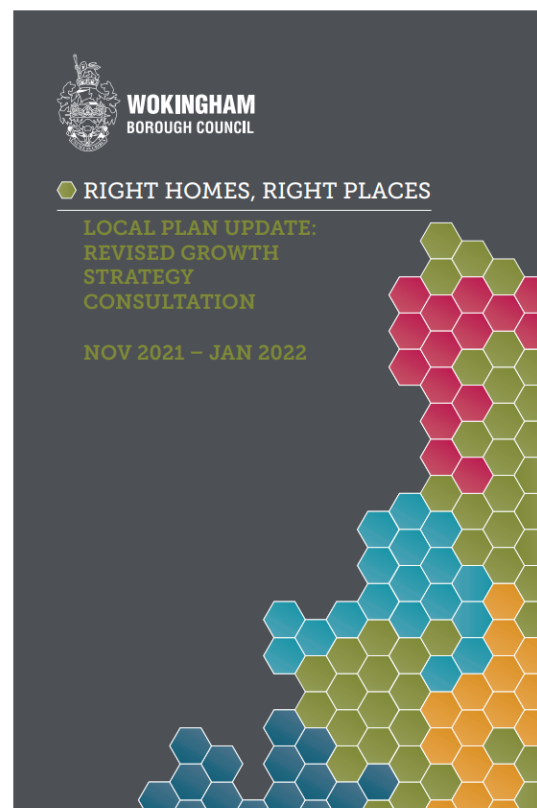
November 2021 – January 2022

This consultation document has been prepared to seek views on an updated approach to managing development across the borough up to 2037/38 – a Revised Growth Strategy.

The new approach makes some significant changes to the approach that the Borough Council consulted on in February 2020.

In particular, it:

- Removes the proposed creation of a garden town at Grazeley;
- Includes a new strategic allocation to create a garden village, including significant parkland, on land to the **south of the M4 between Shinfield, Arborfield and Sindlesham, known as Hall Farm / Loddon Valley;**



- Includes additional allocations for housing across the borough; **This introduces previously rejected sites in Winnersh Parish**
- Includes additional allocations for Local Green Space across the borough; and
- Extends the plan period to 2038.

The consultation was originally planned to run from 22nd November 2021 until 17th January 2022. This is a shorter period than previous consultations (8 weeks), with the added disruption of Christmas/New Year within the timeframe.

However, Cllr Stephen Conway requested that the Executive extend the period by at least a week to the 24th January 2022 due to the impact of the Christmas/New Year period. This was agreed.

The Parish Council may wish to consider a response on the time period in their feedback.

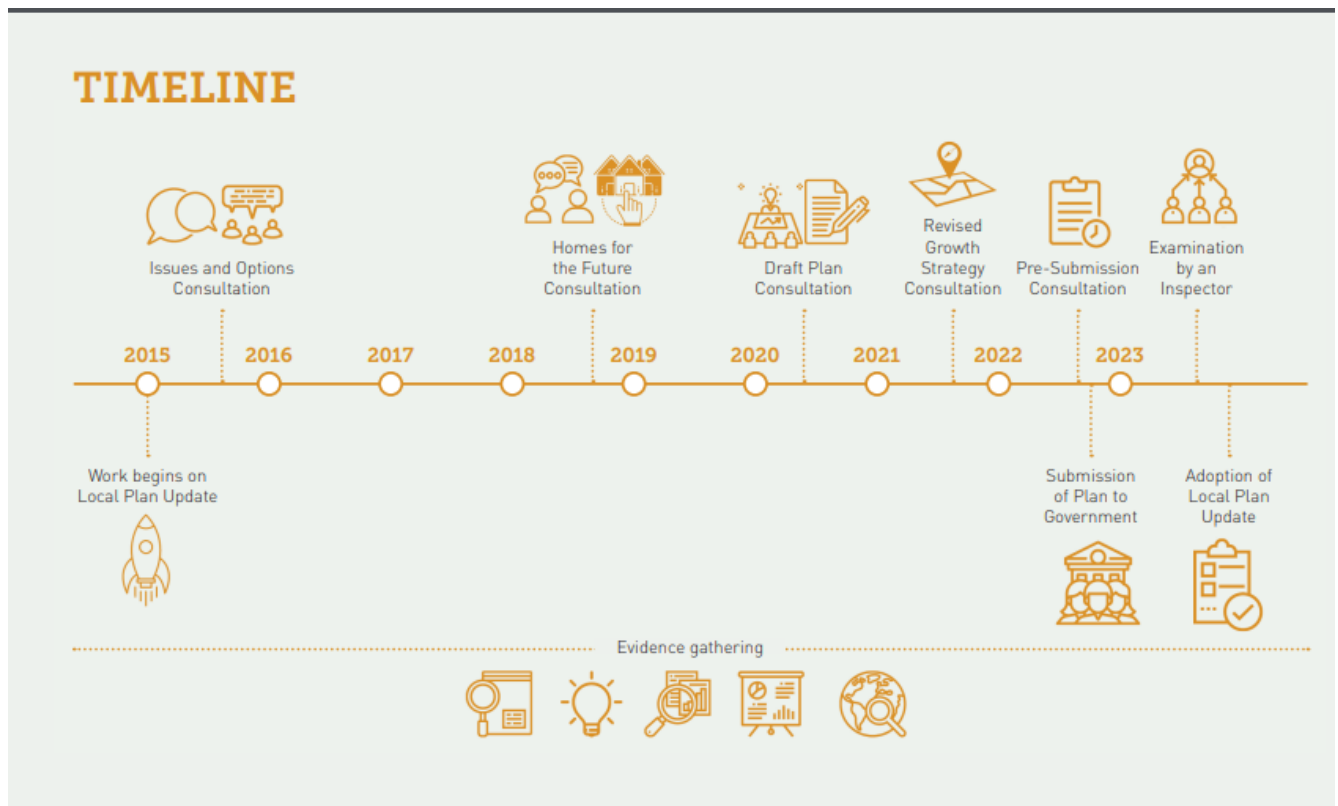
As the Planning & Transport Committee is meeting virtually and as this is such a significant topic area, a draft response report will be presented to Full Council on 11th January 2022. There the committee is asked to prepare draft recommendations to Full Council as set out below.

Recommendations to Full Council

- Consider what response to be made to Wokingham Borough Council on the timeline of the consultation – discuss with Shinfield and Arborfield PC's with b) below.
- Joint Working with Arborfield & Newlands and Shinfield Parish Council's it is recommended, prior to Full Council that the Chair and Vice Chair of the Planning & Transport Committee meet/exchange documents with equivalent representatives of Arborfield & Newlands and Shinfield Parish Councils to agree a draft response related to the proposed SDL Hall Farm/Loddon Valley site – agreed.
- Consider what response the committee will recommend to the Full Council for each site within the Winnersh Parish Council area – see comments pages 6 to 18.
- Consider what response the committee will recommend to the Full Council for each Green Space proposed within Winnersh Parish Council area and any suggested additional sites – see page 20.

Adoption of Local Plan 2023 to 2038

The timeline to adoption of the new Local Plan is set out below.



The timing of the examination and subsequent stages is dependent on the availability of a Planning Inspector and the issues raised that require exploration through the examination process.

Responses can be made in the following ways:

Online Via [Engage.Wokingham.gov.uk](https://engage.wokingham.gov.uk) Or direct at <https://engage.wokingham.gov.uk/en-GB/projects/right-homesright-places-local-plan>

Email LPU@Wokingham.gov.uk

Post Growth and Delivery Team – Revised Growth Strategy Consultation, Wokingham Borough Council, Shute End, Wokingham, RG40 1BN.

Response to Wokingham Borough Council

5.53 The full policy is provided in Appendix G: Hall Farm / Loddon Valley SDL.

Q6a Hall Farm / Loddon Valley SDL					
To what extent do you agree with the proposed allocation of Hall Farm / Loddon Valley as a new SDL?					
	Agree	Somewhat agree	Neutral	Somewhat disagree	Disagree
The identification of a new Strategic Development Location at Hall Farm / Loddon Valley					

Q6b Hall Farm / Loddon Valley SDL
Please set out your comments, including your reasons for agreeing or disagreeing with the proposed allocation. If you would like to suggest any changes, please explain the change you would like to see.

The consultation document schedules all the sites and asks that respondents complete the questions, for example as set out above.

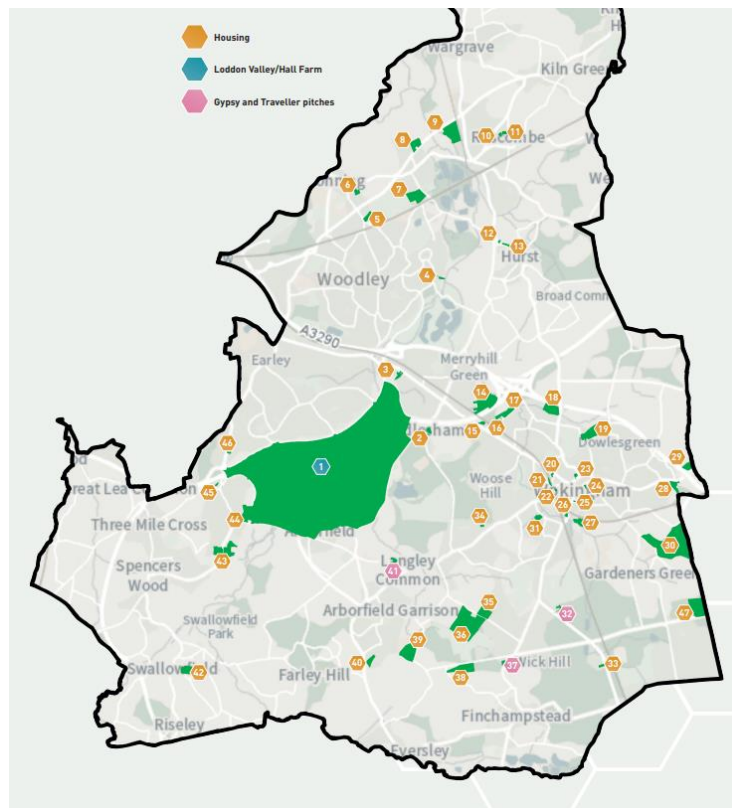
Whilst some sites outside of Winnersh Parish may be of interest to councillors, it is recommended that as a Parish Council we only focus on sites that are within the Parish which includes the proposed Hall Farm/Loddon Valley that extends across three Parish Council areas.

Joint work with Arborfields & Newlands and Shinfield Parish Councils

As stated above, the proposed Strategic Development Location of Hall Farm/Loddon Valley extends across three Parish Council areas, and it would be beneficial if all three authorities agreed on joint response for this proposed development.

To take this forward, it is recommended that the Chair and Vice Chair of the Planning & Transport Committee meet/exchange documents with equivalent representatives of Arborfield & Newlands and Shinfield Parish Councils to agree a draft response and hopefully in time for our Full Council on 11th January 2021.

The sites for consideration



1 A new garden village at Loddon Valley
4,500 new homes by 2050
See display board on Loddon Valley Garden Village for more information

2 25 new homes
£763,750 CIL

3 85 new homes
£2,596,750 CIL

4 15 new homes
£458,250 CIL

5 24 new homes
£733,200 CIL

6 25 new homes
£763,750 CIL

7 61 new homes
£1,863,550 CIL

8 78 new homes
£2,382,900 CIL

9 180 new homes
£5.499m CIL

10 12 new homes
£366,600 CIL

11 20 new homes
£611,000 CIL

12 3 new homes
£91,650 CIL

13 12 new homes
£366,600 CIL

14 287 new homes
£8,767,850 CIL
New Special Educational Needs School

15 25 new homes
£763,750 CIL

16 15 new homes
£458,250 CIL

17 35 new homes
£1,069,250 CIL

18 130 new homes
£3,971,500 CIL
Possibility of a new care home

19 153 new homes
£4,674,150 CIL

20 31 new homes
£947,050 CIL

21 40 new homes
£1,222,000 CIL

22 21 new homes
£641,550 CIL

23 20 new homes
£611,000 CIL

24 15 new homes
£458,250 CIL
Retail space

25 15 new homes
£458,250 CIL

26 59 new homes
£1,802,450 CIL

27 17 new homes
£519,350 CIL

28 54 new homes
£1,649,700 CIL

29 45 new homes
£1,374,750 CIL

30 835 new homes
£25,509,250 CIL

31 90 new homes
£2,749,500 CIL

32 5 new Gypsy & Traveller pitches

33 15 new homes
£458,250 CIL

34 4 new homes
£122,200 CIL

35 66 new homes
£2,016,300 CIL

36 270 new homes
£8,248,500 CIL

37 4 new Gypsy & Traveller pitches

38 100 new homes
£3,055,000 CIL

39 140 new homes
£4,277,000 CIL

40 10 new homes
£305,500 CIL

41 15 new Gypsy & Traveller pitches

42 70 new homes
£2,138,500 CIL

43 175 new homes
£5,346,250 CIL

44 191 new homes
£5,835,050 CIL

45 5 new homes
£152,750 CIL

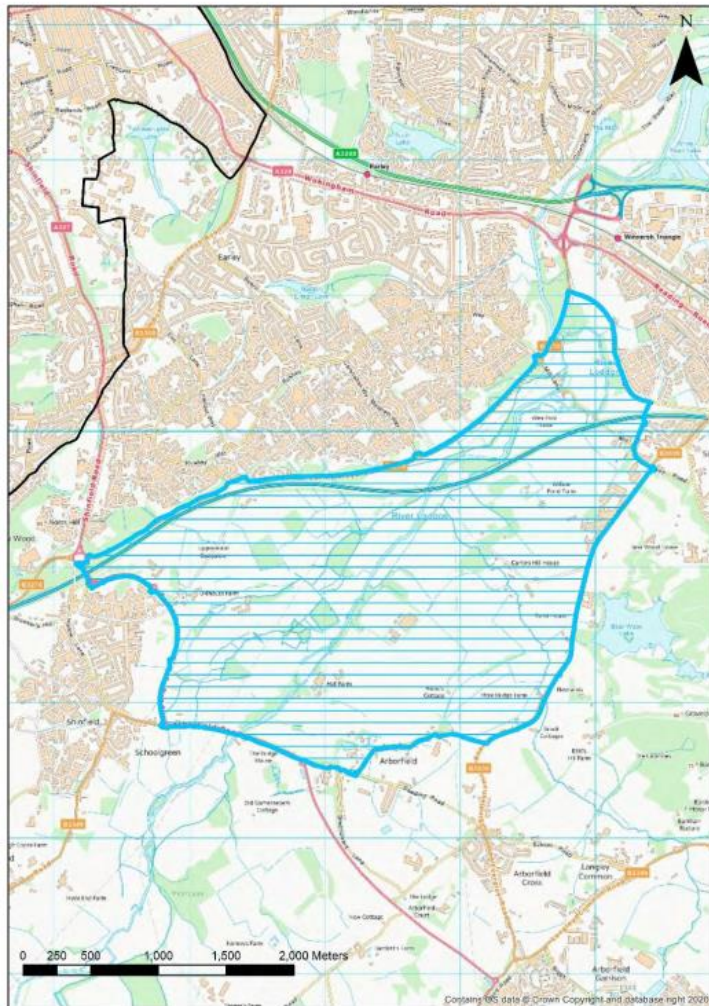
46 10 new homes
£305,500 CIL

47 Opportunity for a self-funded regeneration project

Sites within Winnersh Parish Council area.

Site 1 Hall Farm/Loddon Valley

APPENDIX G: HALL FARM / LODDON VALLEY SDL



Winnersh/Arborfield/Shinfield Parish areas. Page 71 to 75

New Strategic Development Location with proposal for at least 4,500 dwellings by 2050, and a minimum of 2,200 by 2037/38.

This would be a 'town' the size of Winnersh Parish constructed within the countryside where there is currently no existing infrastructure.

This will mean that there will be no countryside separation between existing settlements creating an urban sprawl in the area.

The impact of this development will be felt in and around surrounding settlements.

There isn't any existing public transport (rail/bus) serving the development. The nearest railway stations which are outside of normal walking distance, would be Winnersh Triangle (accessibility issues as the station has stepped access only) and Winnersh.

Safe cycle routes to these stations is poor and neither station has public bus services running to them from the development.

The Elizabeth Line and GWR station at Twyford also has no bus services accessing the station from the development and the existing 128/129 service from Winnersh has poor operating times, on an hourly basis 7am until 6pm Monday and Friday less frequent on Saturday and no service on a Sunday.

The development is therefore likely to generate excessive car traffic onto an already congested network (pre-covid).

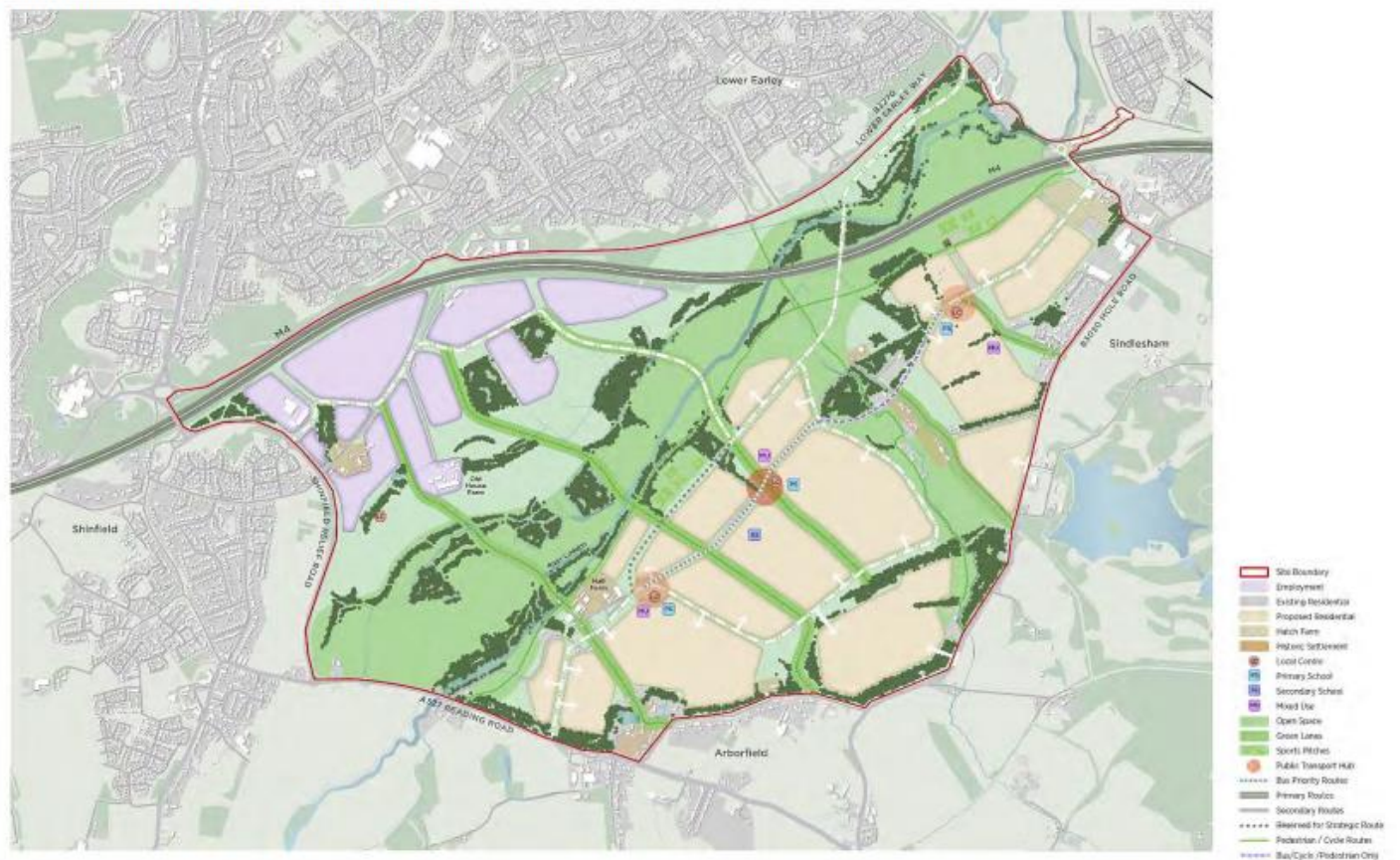
Illustrative map of the proposal (page 72)

Some key points from this map indicate a new distribution road through the development, a new bridge over the M4 with a junction at Lower Earley Way at the existing Double Tree Sindlesham Hotel roundabout.

On Mill Lane two new roundabouts either side of the M4 over bridge with a new road on the north side of the motorway cutting through the country park off Hatch Farm Way where a new junction will be formed. Mill Lane will be partially closed.

Pages 73 to 75 have been reproduced below for ease of reference.

Map: Illustrative of the Hall Farm / Loddon Valley SDL



Policy SS3: Hall Farm / Loddon Valley Strategic Development Location

Within the area identified at Hall Farm and East of Shinfield land is allocated for a sustainable, well designed, high quality new garden community with associated housing, employment and social, green and physical infrastructure.

Land at Hall Farm / Loddon Valley Strategic Development Location will be delivered in accordance with the development, delivery and place shaping principles set out below:

Development principles

- Phased delivery of a minimum of 4,500 dwellings, of which least 2,200 dwellings will be completed by the end of 2037/38.
- Phased expansion of the Thames Valley Science Park for employment and complementary uses, comprising 85,000m² in the form of film and television studio campus and 100,000m² research and development*.
- Delivery of a minimum of 35% of the dwellings provided as affordable homes.
- Delivery of three neighbourhood centres providing a range of retail (including foodstore of 2,500m²), leisure, including indoor and outdoor sports, cultural, health and service facilities.
- Delivery of three primary schools (2 x 3 form entry, and 1 x 2 form entry) and one secondary school (12 forms of entry).
- Deliver a comprehensive strategic landscape and connectivity strategy, and a network of multi-functional green and blue infrastructure, incorporating River Loddon and Barkham Brook) to create a country park supplemented by ecological networks and habitats and promote high levels of connectivity, including to the Loddon long distance footpath and greenways.
- Delivery of biodiversity enhancements to achieve an overall minimum net gain of 10%.
- Delivery of comprehensive drainage and flood alleviation measures.
- Delivery of new link over the M4 to Lower Earley Way, improvements to transport capacity along Lower Earley Way and other neighbouring roads, a new link to Hatch Farm Way and the partial closure of Mill Lane.
- Delivery of new pedestrian, cycleway, greenway infrastructure, and public transport priority routes.

Delivery principles

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.

- Community ownership of land and long-term stewardship of assets.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities and including opportunities to grow food.

Place shaping principles

- Development should draw on and enhance its context and the considerable natural assets such as hedgerows, trees, woodland (including ancient woodland), River Loddon and Barkham Brook and changes in topography.
- Development should incorporate measures to protect and retain the permanent physical and visual sense of separation of Arborfield, Arborfield Cross and Shinfield.
- Development should provide a mix of adaptable housing sizes, types and tenures including (but not limited to): affordable homes, specialist accommodation, first homes, key worker housing and Gypsy and Travellers accommodation to ensure balanced, inclusive and accessible communities.
- Each neighbourhood should be planned to be high quality, resilient, compact and safe and include access for all to a range of local employment opportunities and community services and facilities, including health/wellbeing, education, retail, culture, civic spaces, multi-functional open space and sports and leisure facilities.
- Higher storey heights and densities within residential areas will be expected around neighbourhood centres, and along public transport routes.
- Development and each neighbourhood should be designed to prioritise and promote active and sustainable method of travel both within and beyond the allocation, including the prioritisation of walking and cycling and the integration of high-quality public transport. Key links include those to Reading and Wokingham railway stations, Thames Valley Science and Innovation Park, Green Park and Winnersh Triangle Core Employment Areas.
- Development should provide for high standards of energy and water efficiency. New homes and other developments should seek to achieve net zero carbon energy performance and include electric vehicle charging.
- All buildings and public spaces should be enabled for high speed and reliable broadband and 5G coverage (and their technological successors). Homes should be designed to include specific and adaptable spaces suitable for home working.
- Development should safeguard land for a potential new junction from the allocation on to the M4 motorway.
- The potential for on-site mineral resources which may be winnable through prior extraction should be considered through a Minerals Resource Assessment. Where viable extraction should be implemented.

The development will be guided by a masterplanning and infrastructure delivery Supplementary Planning Documents, produced with the involvement of stakeholders including all interested

landowners in the area covered by the allocation. These will provide a framework for subsequent development proposals, ensuring that they are considered within the context of a comprehensive, strategic and holistic approach.

A coordinated approach to the development of the allocation will be required to deliver necessary infrastructure, facilities, and services to meet the needs of the new community.

* Or equivalent trip generating activity.

Initial comments

It is suggested that a comprehensive response is given on this site that aligns with Arborfields & Newlands and Shinfield Parish Councils.

However, initial views are the impact of traffic on an already congested road network (pre-covid) in the area.

The impact of flooding with a significant development in close proximity to the flood plain that must take account of the impact of Climate Change and the proposed River Loddon Flood Alleviation Project.

Lack of any safe cycling and bus provision within the development area and no easy to reach rail station.

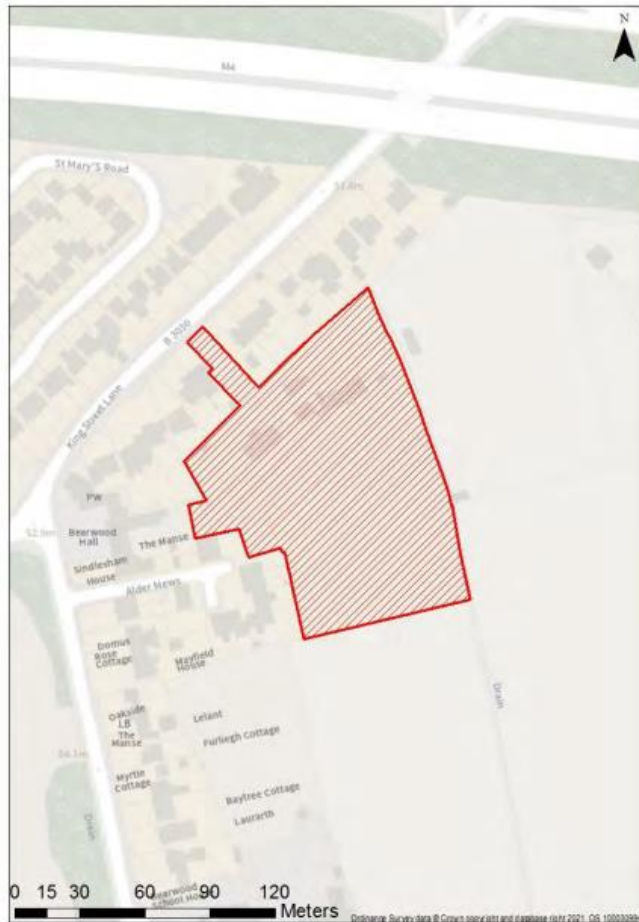
History has shown (using similar sites in Arborfield and Shinfield) that there has been a long delay in providing facilities in the existing Strategic Development Sites (SDL's) creating motorised traffic from early occupation as no alternatives were available.

Delay in delivery of new schools in the SDL's putting pressure on existing schools outside of the development and additional traffic on the congested network.

Concern over the provision of land for a potential new junction on to the M4 motorway, which could create additional traffic in the area.

Site 2 69 King Street Lane Sindlesham

69 King Street Lane, Winnersh



This was a 'rejected site' in an earlier consultation and is now a new site with a proposal of 25 units.

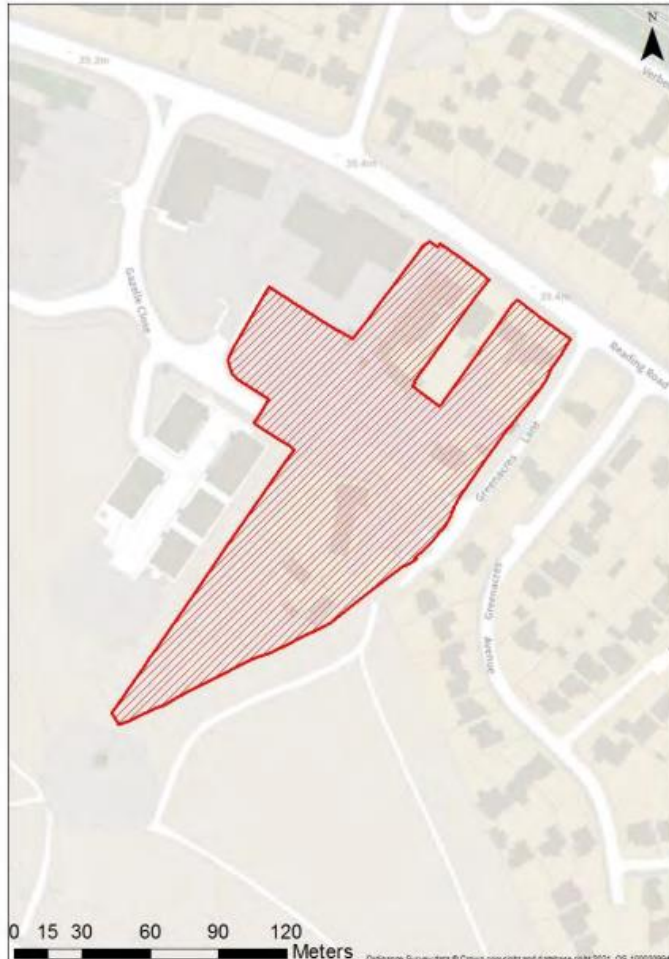
During the initial consultation document, the Parish Council objected to this site, and it was not included in the sites proposed in the draft LPU (February 2020).

There is concern that this site could 'open up' the land to the south of the M4, north of Bearwood Road and west of Sadlers Lane/End. Pre-covid, the B3030 King Street Lane was heavily congested with traffic as access from this site is onto this highway.

The Parish Council should object to this site being included within the Local Plan Update, with traffic being generated onto a pre-covid congested B3030 King Street Lane. There is no bus services within 500m (CIHT) recommended walking distance and a lack of safe cycling facilities.

Site 3 Winnersh Plant Hire Reading Road Winnersh

Winnersh Plant Hire, Reading Road, Winnersh



Original site allocation 20, which Winnersh Parish Council did not have any objections to. However, this has now increased to 85 units.

Feedback previously was Few comments and objections were received to this proposed housing site allocation, raising no substantial issues.

The site promoter suggested a higher capacity of development for the site.

Access onto the A329 Reading Road. Preference for access onto Gazelle Close to avoid right-turn out movements on to Reading Road. Nearby railway station (Winnersh Triangle), good bus service 4 and X4.

Safe cycling routes are of a poor quality along the Reading Road and not constructed to LTN 02/08 or LTN 1/12 and do not attract suppressed demand.

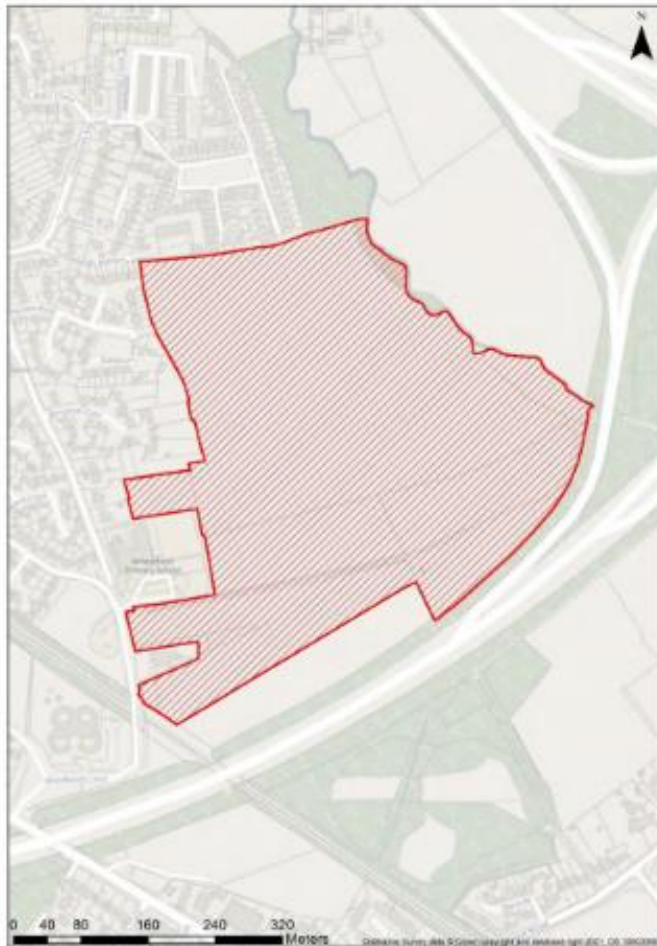
However, 85 units on this site is a significant increase to the original. Traffic generation despite the good public transport will be much larger and the

impact on the Reading Road could be above the de-minimus.

Object about the increased number of units and traffic generation.

Site 14 Winnersh Farms

Winnersh Farms, Winnersh



Original site allocation of 250 units, which Winnersh Parish Council opposed.

This has increased to 287 units and includes the already proposed Special Educational Needs school (SEND) which has been approved.

From the 2020 consultation the Borough Council published the following responses.

General objections to this proposed housing site allocation on the following grounds:

- Site was previously considered unsuitable by the Parish council during the early stages of plan preparation and site selection/appraisal due to flood risk and poor accessibility issues
- Previously, the site was refused planning permission on two occasions due to unsuitable access via Maidensfield
- Traffic and congestions issues, notably Danywern Drive, Reading Road, Robin Hood Way, Watmore

Lane, Woodward Close, King Street Lane/Hatch Farm Way junction and Mill Lane

- Transport modelling evidence has not highlighted the Woodward Close junction as an issue
 - Noise and air pollution due to proximity to A329(M) M4, which is designated an AQMA
 - Part of the site is located within flood zones 2 or 3 which makes the land unsuitable for development and unclear how this has informed capacity assumptions for this site
 - Outside the current development limits for Winnersh
 - Pressure on the capacity of existing local infrastructure (e.g. wastewater, roads, education provision and health provision)
 - Poor accessibility to public transport links and services and facilities, notably Winnersh station and Winnersh Triangle Business Park
 - Cumulative impact on the Emmbrook/Winnersh area has not been considered in the site appraisal process, notably the Sustainability Appraisal
 - Loss of rural character in the Emmbrook and Wokingham area from existing/new development
- Thames Water commented that the scale of development in this catchment is likely to require upgrades to the existing water supply and wastewater network infrastructure.

Adjoining land was promoted for development by the landowner/developer to form a comprehensive scheme for the proposed allocation at Winnersh Farms.

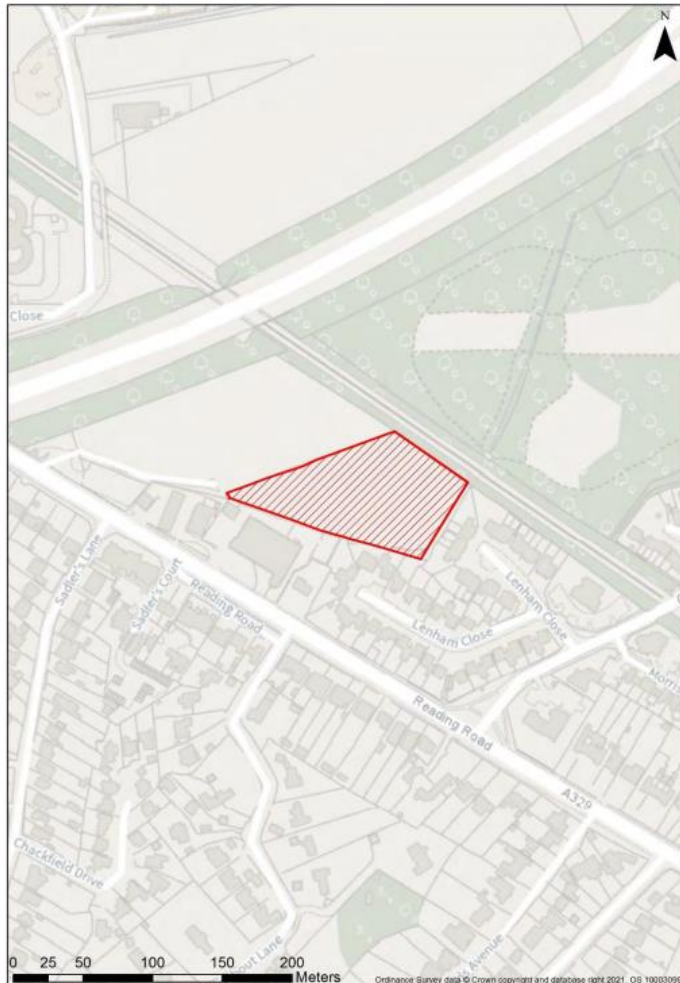
It should be noted that the Borough Council submitted an outline planning application for 87 units to the east of the proposed SEND school which has not yet been determined.

That application included a spur road from the new access to the boundary of the Taylor Wimpey site where 250 units have been planned previously. The Parish Council objected to the previous Taylor Wimpey applications and the recent Wokingham Borough Council application.

The Parish Council should continue to oppose this development.

Site 15 Land to the rear of Bulldog Garage, Reading Road, Wokingham

Land to the rear of Bulldog Garage, Reading Road, Wokingham



This is a new site. The proposal is for 25 units.

It is unknown where the access would be to this site, as it appears to be 'landlocked'.

Traffic generation from this location is likely to impact on the A329 Reading Road especially on the section between the two new roundabouts either side of the M4 where the cumulative impact of developments in the area will be most apparent.

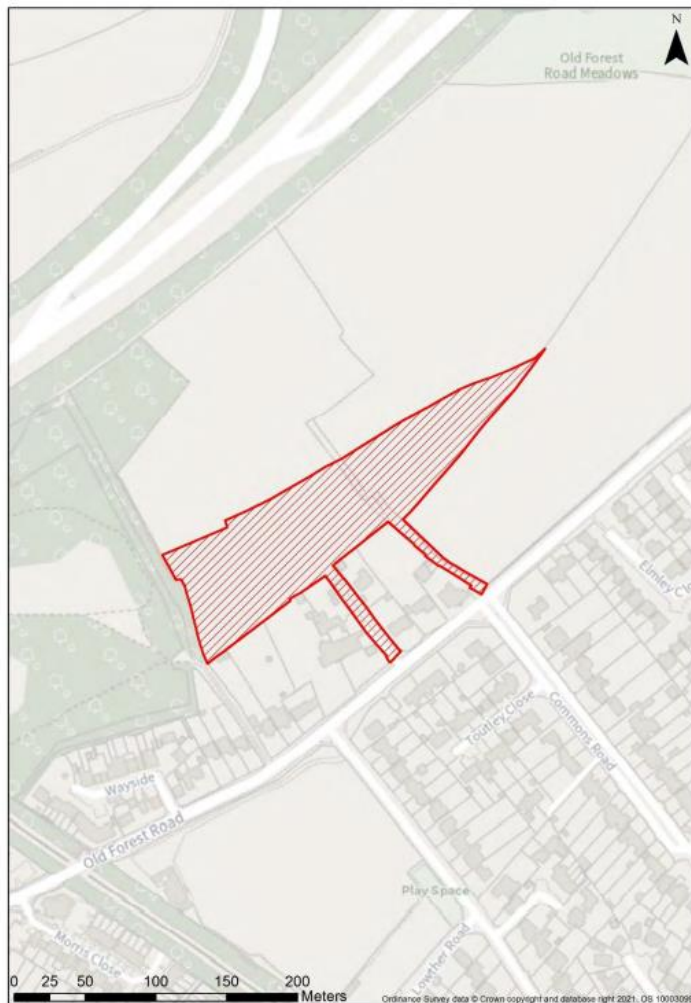
The site is close to bus routes 4, X4 (Reading-Wokingham/Bracknell service) and 128/129 (Reading via Woodley/Twyford to Wokingham service) which run along the A329 Reading Road.

Safe cycle facilities along the A329 are poor.

Suggest a 'disagree' response as there is concern over the access arrangements

Site 16 Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh - Page 107

Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh



This is a new site. The proposal is for 15 units.

Access would be onto Old Forest Road.

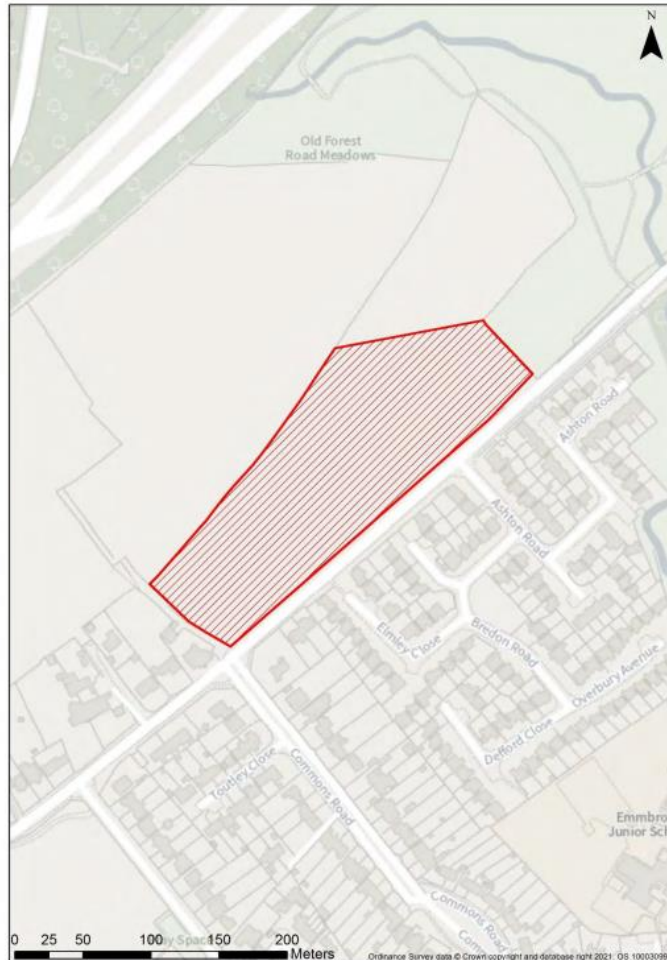
The site is close to bus routes 4, X4 (Reading-Wokingham/Bracknell service) and 128/129 (Reading via Woodley/Twyford to Wokingham service) which run along the A329 Reading Road.

The Wokingham Town service also uses Old Forest Road.

This site should be considered with site 17 Land on the North West side of Old Forest Road

Site 17 Land on the North West side of Old Forest Road - Page 95

Land on north-west side of Old Forest Road, Winnersh



This was an original site planned for an allocation of 35 units, revised allocation of 36 units.

The Parish Council did not object to these proposals previously.

The site is currently occupied by the contractors working on the North Wokingham Distribution Road.

However, it should be noted that site 16 Land to the rear of Toutley Hall, north west of Old Forest Road, Winnersh and this site if approved will abut each other making a development site of $36 + 15 = 51$ units that will access onto Old Forest Road.

The site is within the 500m walking range of bus stops on the A329 Reading Road and the Wokingham Town service on Old Forest Road.

Land off Wheatsheaf Close Sindlesham



This was an original planned site with an allocation of 24 units.

Few comments were received to this proposed site allocation, raising no substantial issues.

Winnersh Parish Council did not raise any objections.

Recommend support.

Local Green Space proposals

The consultation document states on page 35 the following:

The designation of land as Local Green Space is a way for a community to identify and protect green areas that are of particular importance to them.

Successful designation would mean that planning policies for managing development would be broadly consistent with those for the Green Belt. This means that development would only be allowed for defined uses, with other forms of development being seen as inappropriate and only permitted where there were very special circumstances.

The use of a Local Green Space designation will not be suitable in all instances. National planning policy requires designating land to be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

It also requires that designation only to be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land



During the 2018/2019 consultation the Parish Council suggested adding Winnersh Meadows and Bearwood Recreation Ground to the schedule and these have now been included as well as the SANG off Old Forest Road which is split into two, north and south of the railway and has now been completed.

It is recommended that these are supported.

There is however an opportunity to suggest additional sites and recommend the following for inclusion within Winnersh Parish.

- a) Jersey Drive playing field – recreational value
- b) Hatch Farm Way Country Park - recreational value, tranquillity or richness of its wildlife
- c) Land between King Street Lane, Sadlers lane/End and Bearwood Road – tranquility and richness of its wildlife
- d) Land between Sadlers End/Lane, Wokingham Cricket Club /St Catherines Church and Simons Lane - tranquillity and richness of its wildlife
- e) Winnersh Farms (including parcel of land between Allotments and new access road) - tranquillity and richness of its wildlife
- f) Land to the rear of Bulldog Garage, Reading Road, Wokingham

It is recommended that these are requested as additions to the Local Green Space proposals.