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|  | **LOCAL PLAN UPDATE:**  **REVISED GROWTH STRATEGY CONSULTATION**  **NOVEMBER 2021**  **Representation Form** |

Completed forms must be received at our offices by **5pm Monday 24 January 2022**.

Post to: Growth and Delivery Team, Wokingham Borough Council, Shute End, Wokingham, RG40 1BN.

Email to: [LPU@wokingham.gov.uk](mailto:LPU@wokingham.gov.uk)

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| **Please note: we do recommend reading the Local Plan Update: Revised Growth Strategy before completing this form. The consultation document and supporting documents can be viewed on our website at:** [**https://www.wokingham.gov.uk/planning-policy/planning-policy-information/revised-growth-strategy-consultation/**](https://www.wokingham.gov.uk/planning-policy/planning-policy-information/revised-growth-strategy-consultation/) |

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| **PART A – ABOUT YOU** |

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| Name  (First and last name are mandatory) |
| Pierre Featherbe |

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| Are you responding as a:  (please tick one answer as appropriate) | | | |
| Resident in Wokingham Borough |  | Society / community group | X |
| Resident in a neighbouring borough |  | Business / agent |  |
| Local Authority |  | Landowner / agent |  |
| Statutory body / agent |  | Developer / agent |  |
| Councillor / Clerk |  | Other interested party (please specify below) |  |

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| Your contact details (Postcode is mandatory) |
| Job title (if applicable)  Secretary  Organisation (if applicable)  Emmbrook Residents Association  Address  Postcode (required)  RG41 1JE  Email  chairman@emmbrook-residents.org |

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| If you are an agent representing a client, or making a representation on behalf of an organisation, please supply name, address and email of the person/organisation you are representing |
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| If you would like to be added to our planning policy newsletter, please sign up by visiting our website at: [https://public.govdelivery.com/accounts/UKWOKBC/subscriber/new](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublic.govdelivery.com%2Faccounts%2FUKWOKBC%2Fsubscriber%2Fnew&data=04%7C01%7CBen.Davis%40wokingham.gov.uk%7C1478c091dd774682ecde08d93584895a%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637599665611049746%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=OEstl4eHOqDDgqW9hb6ADnpmx0F3tsUdLkLFYwSFuN8%3D&reserved=0), |

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| **PART B – YOUR REPRESENTATION**  **(Please use a separate sheet when requested for each representation, e.g. each site you wish to comment on)** |

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| **SPATIAL STRATEGY** |

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| To what extent do you agree with the proposed changes to the spatial strategy?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree | X |
| Disagree |  |

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| Please set out your comments, including reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see. |
| It is noted that about 1100 dwellings that are not allocated to a site are included in the overall housing requirement. This unallocated quantum, which is a significant proportion of the total requirement, will enable developers to put forward undesirable and unwelcome developments across the Borough. They will be able force them through on the basis of meeting the Government’s requirement and the NPPF’s overriding presumption in favour of development. Experience has shown that they are able to do this by using the appeal system to override any objections. |

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| **STRATEGIC DEVELOPMENT LOCATIONS (Should you wish to respond to more than one Strategic Development Location, please make a copy of this page for each site you wish to provide comments on)** |

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| Which Strategic Development Location (SDL) does your representation relate to?  (e.g. Arborfield SDL, South of the M4 SDL, North Wokingham SDL, South Wokingham SDL, Hall Farm / Loddon Valley SDL) |
| North Wokingham SDL |

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| To what extent do you agree with the proposed changes to the SDL policy specified above?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree | X |

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| Please set out your comments, including reasons for agreeing or disagreeing with the proposed changes. If you would like to suggest any changes, please explain the change you would like to see. |
| The six proposed developments in and around the North Wokingham SDL are:  Winnersh Farm 5WKI004 287 dwellings  Rear of Bulldog Garage 5WI012 25 dwellings  Northwest of Old Forest Road 5WI009 36 dwellings  Northwest of Toutley Hall 5WI019 15 dwellings  East of Toutley Depot 5WK002 130 dwellings plus 70 bed care home  Ashridge Farm 5WK002 153 dwellings  Although the majority of these infill proposals may be considered acceptable in themselves, collectively they eliminate the few remaining green spaces separating the existing development sites in and around the North Wokingham SDL. This will result in the northern boundary of Wokingham Town being more or less completely surrounded by bricks and mortar. |
| Please set out your comments on the development guidelines. If you would like to suggest any changes, please explain the change you would like to see and why. |
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| **PROPOSED SITE ALLOCATIONS FOR RESIDENTIAL / MIXED DEVELOPMENT (Should you wish to respond to more than one proposed site allocation, please make a copy of this page for each site you wish to provide comments on)** |

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| Which residential / mixed development site allocation does your representation relate to? |
| Winnersh Farm 5WI004 |

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| To what extent do you agree with the proposed site for residential / mixed use development and/or the proposed changes to the indicative capacity?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree | X |
| Disagree |  |

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| Please set out your comments on the proposed site allocation for residential / mixed development. If you would like to propose an amendment, please explain the change you would like to see and why. |
| Due to the close proximity to the M4 this site is likely to suffer from excessive traffic noise despite any mitigation measures employed.  Also see comments on the North Wokingham SDL. |

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| **PROPOSED SITE ALLOCATIONS FOR RESIDENTIAL / MIXED DEVELOPMENT (Should you wish to respond to more than one proposed site allocation, please make a copy of this page for each site you wish to provide comments on)** |

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| Which residential / mixed development site allocation does your representation relate to? |
| Rear of Bulldog Garage 5WI012 |

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| To what extent do you agree with the proposed site for residential / mixed use development and/or the proposed changes to the indicative capacity?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree |  |
| Neutral | X |
| Somewhat disagree |  |
| Disagree |  |

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| Please set out your comments on the proposed site allocation for residential / mixed development. If you would like to propose an amendment, please explain the change you would like to see and why. |
| See comments on the North Wokingham SDL. |

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| **PROPOSED SITE ALLOCATIONS FOR RESIDENTIAL / MIXED DEVELOPMENT (Should you wish to respond to more than one proposed site allocation, please make a copy of this page for each site you wish to provide comments on)** |

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| Which residential / mixed development site allocation does your representation relate to? |
| Northwest of Old Forest Road 5WI009 |

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| To what extent do you agree with the proposed site for residential / mixed use development and/or the proposed changes to the indicative capacity?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree |  |
| Neutral | X |
| Somewhat disagree |  |
| Disagree |  |

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| Please set out your comments on the proposed site allocation for residential / mixed development. If you would like to propose an amendment, please explain the change you would like to see and why. |
| Due to the close proximity to the elevated M4 and North Wokingham Distributor Road this site is likely to suffer from excessive traffic noise despite any mitigation measures employed.  Also see comments on the North Wokingham SDL. |

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| **PROPOSED SITE ALLOCATIONS FOR RESIDENTIAL / MIXED DEVELOPMENT (Should you wish to respond to more than one proposed site allocation, please make a copy of this page for each site you wish to provide comments on)** |

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| Which residential / mixed development site allocation does your representation relate to? |
| Northwest of Toutley Hall 5WI019 |

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| To what extent do you agree with the proposed site for residential / mixed use development and/or the proposed changes to the indicative capacity?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree | X |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| Please set out your comments on the proposed site allocation for residential / mixed development. If you would like to propose an amendment, please explain the change you would like to see and why. |
| See comments on the North Wokingham SDL. |

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| **PROPOSED SITE ALLOCATIONS FOR RESIDENTIAL / MIXED DEVELOPMENT (Should you wish to respond to more than one proposed site allocation, please make a copy of this page for each site you wish to provide comments on)** |

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| Which residential / mixed development site allocation does your representation relate to? |
| East of Toutley Depot 5WK002 |

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| To what extent do you agree with the proposed site for residential / mixed use development and/or the proposed changes to the indicative capacity?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree | X |

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| Please set out your comments on the proposed site allocation for residential / mixed development. If you would like to propose an amendment, please explain the change you would like to see and why. |
| This development is already the subject of a planning application (ref 211777), to which we submitted our comments. The main issue raised was that, despite the proposed mitigation measures, the site would be subjected to a high level of noise from the adjacent A329(M) and A321 to the unacceptable detriment of the occupiers’ amenity.  Also see comments on the North Wokingham SDL. |

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| **PROPOSED SITE ALLOCATIONS FOR RESIDENTIAL / MIXED DEVELOPMENT (Should you wish to respond to more than one proposed site allocation, please make a copy of this page for each site you wish to provide comments on)** |

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| Which residential / mixed development site allocation does your representation relate to? |
| Ashridge Farm |

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| --- | --- |
| To what extent do you agree with the proposed site for residential / mixed use development and/or the proposed changes to the indicative capacity?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree |  |
| Neutral | X |
| Somewhat disagree |  |
| Disagree |  |

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| Please set out your comments on the proposed site allocation for residential / mixed development. If you would like to propose an amendment, please explain the change you would like to see and why. |
| Development of this site has already been approved for the construction of 150 dwellings. The addition of 3 dwellings is clearly of little consequence providing it conforms to the Borough design guides.  See comments on the North Wokingham SDL. |

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| **PROPOSED SITE ALLOCATIONS FOR RESIDENTIAL / MIXED DEVELOPMENT (Should you wish to respond to more than one proposed site allocation, please make a copy of this page for each site you wish to provide comments on)** |

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| Which residential / mixed development site allocation does your representation relate to? |
| Station Industrial Estate, Oxford Road, Wokingham |

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| To what extent do you agree with the proposed site for residential / mixed use development and/or the proposed changes to the indicative capacity?  (please tick one answer as appropriate) | |
| Agree |  |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree | x |

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| Please set out your comments on the proposed site allocation for residential / mixed development. If you would like to propose an amendment, please explain the change you would like to see and why. |
| It is not clear whether the loss of all or part of the estate can be justified in view of the relative low number of dwellings that could replace it, particularly in view of the possible levels of noise emanating from the station. |

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| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| --- |
| Which proposed Local Green Space designation does your representation relate to? |
| Land surrounding the west of Old Forest Road (North), Old Forest Road, Winnersh. LGS050a |

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| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X with caveat – see other Other Matters section |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why. |
| This land is in part SANG for the Matthewsgreen Farm development and is a popular local exercise area that provides some measure of separation from the M4 for the dwelling off the Old Forest Road. If it is decided to provide a site for the Emmbrook Scouts here the site should be identified as development land for this specific purpose and the remaining area designated local green space. |

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| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| --- |
| Which proposed Local Green Space designation does your representation relate to? |
| Land surrounding the west of Old Forest Road (South), Old Forest Road, Winnersh. LGS050b |

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| --- | --- |
| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X with caveat – see other Other Matters section |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| Contains the remnants of the Millennium Arboretum after the construction of the north of Old Forest Road section of the NWDR, and presumably will be required as SANG for the two proposed adjacent development. If it is decided to provide a site for the Emmbrook Scouts here the site should be identified as development land for this specific purpose and the remaining area designated local green space. |
| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| --- |
| Which proposed Local Green Space designation does your representation relate to? |
| Cantley Park (North), Twyford Road, Wokingham. LGS018A |

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| --- | --- |
| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why. |
| This is a WBC designated sports hub and should be protected from development. |

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| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| --- |
| Which proposed Local Green Space designation does your representation relate to? |
| Cantley Park (South), Twyford Road, Wokingham. LGS018B |

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| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| agree |  |

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| Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why. |
| This is a public open space serving the local residents. |

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| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| Which proposed Local Green Space designation does your representation relate to? |
| Woosehill Meadows, Arthur Road, Wokingham. LGS040 |

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| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why. |
| This is a public open space serving the local residents. It contains the Emm Brook and its flood plain. |

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| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| Which proposed Local Green Space designation does your representation relate to? |
| Lowther Road sports field and play area, Lowther Road, Wokingham. LGS047 |

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| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why. |
| This land was gifted to Berkshire County Council for the benefit of the local residents. It is currently the home of the Emmbrook Sports and Social Club. |

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| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| Which proposed Local Green Space designation does your representation relate to? |
| Emmbrook Walk, Emmbrook Road, Wokingham. LGS048 |

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| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| --- |
| Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why. |
| This is a public open space serving the local residents. It contains the Emm Brook and its flood plain. |

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| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| Which proposed Local Green Space designation does your representation relate to? |
| Joel Park, Jubilee Avenue, Wokingham. LGS010a |

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| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| --- |
| Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why. |
| This is a public open space serving the local residents. |

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| **LOCAL GREEN SPACE DESIGNATIONS (Should you wish to respond to more than one proposed Local Green Space designation, please make a copy of this page for each area you wish to provide comments on)** |

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| Which proposed Local Green Space designation does your representation relate to? |
| Land to the north of Jubilee Avenue, Wokingham. LGS010b |

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| To what extent do you agree with the new proposed designation of land as Local Green Space?  (please tick one answer as appropriate) | |
| Agree | X |
| Somewhat agree |  |
| Neutral |  |
| Somewhat disagree |  |
| Disagree |  |

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| --- |
| Please set out your comments on the new proposed designations of land as Local Green Space. If you would like to suggest any changes, please explain the change you would like to see and why. |
| This is a public open space serving the local residents. |

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| **OTHER MATTERS** |

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| Please set out any additional comments you wish to make. In all cases, please set out the reasoning for your comment and, if relevant, the change you would like to see. |
| We support the Emmbrook Scout Group’s bid to build a headquarters on land to the north west of the Old Forest Road. To this end we urge that an appropriate parcel of land of up to 0.5hA be reserved from either the local green spaces LGS5050A and LGS5050B and/or the proposed developments 5WI009 and 5WI019 to accommodate this worthy project.  It is noted that the park land to the north of the Eldridge Park development has not has not been included in this consultation for consideration as Local Green Space. This is a serious omission as this area provides SANG for the development, and is as worthy of consideration as many of those that have been included. |