

# 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

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

Peter Must

Are you responding as a:

- |   |  |
|---|--|
| <input type="checkbox"/> Resident in Wokingham Borough      | <input checked="" type="checkbox"/> Society / Community Group    |
| <input type="checkbox"/> Resident in a neighbouring borough | <input type="checkbox"/> Business / 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"/> Councillor /clerk                  |  |

Job title / role:

Chairman

Organisation:

The Wokingham Society

Address:

8 Albert Road, Wokingham

Postcode (mandatory - we cannot use your responses unless you provide your postcode):  
RG40 2AL

Would you like to be added to our consultation database?

Yes

No

If yes, Email address\*: mustpeter@yahoo.co.uk

\*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](http://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.

Our remit is confined to Wokingham town, which has already provided fully for new communities within its Strategic Development Locations

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: [Click or tap here to enter text.](#)

## 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.

None

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.

None

**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 and district centres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Employment estates and Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land adjacent to existing employment estates and locations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

None

## 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.

Local Plan Update f t e

---

### Local Plan Update Map

**Homes for the Future**

This map is to be used with the [Local Plan Update Homes for the Future survey](#). Please keep the Homes for the Future survey open while looking at this map. All of the questions for the survey are in the survey -- this map is just for information.

For the survey, the borough has been divided into 5 areas. Click the links below or scroll down to look at the different areas in the borough. At the end of each section, please return to the survey to answer the questions about that area.

**Areas:**

- [1. Urban Western Area](#)
- [2. Wokingham Area](#)
- [3. South Western Area](#)
- [4. South Eastern Area](#)
- [5. Northern Area](#)

The map displays the Wokingham borough divided into five distinct areas, each outlined in a different color. The legend in the top right corner identifies these areas: Urban Western Area (purple), Wokingham Area (orange), South Western Area (green), South Eastern Area (blue), and Northern Area (red). An 'Other' category is also listed. The map includes navigation controls (home, zoom in, zoom out) and an overview map in the bottom left corner showing the borough's location within the region of Oxford, Reading, and Guildford. The text 'Contains OS data © Crown Copyright and database right 2018' and the 'esri' logo are visible at the bottom right of the map.

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.

Click or tap here to enter text.

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.

Click or tap here to enter text.

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

Click or tap here to enter text.

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.

Click or tap here to enter text.

## 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.

No

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.

No

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

No

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.

No

## 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.

Click or tap here to enter text.

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.

Click or tap here to enter text.

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

Click or tap here to enter text.

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.

Click or tap here to enter text.

## South Eastern Area

The South Eastern Area of the borough contains a number of villages including; Finchampstead village, Finchampstead North and Pinewood (Crowthorne, which is Bracknell facing with regards to access to services).

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

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.

Click or tap here to enter text.

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.

Click or tap here to enter text.

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

Click or tap here to enter text.

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.

Click or tap here to enter text.

## 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/OTmSXu>

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.

Click or tap here to enter text.

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.

Click or tap here to enter text.

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

Click or tap here to enter text.

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.

Click or tap here to enter text.

## 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)*

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

- 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) **WBC Website**

Would you like to be entered into our prize draw? The prizes are £100, a free taster session for 2 at the Dinton Activity Centre and a 3-month membership at one of the WBC leisure centres.

- Yes
- No

**Name:** Click or tap here to enter text.

**Email:** Click or tap here to enter text.

**Mobile phone number:**  
Click or tap here to enter text.

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

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