

Arborfield & Barkham Neighbourhood Plan 2019-2036



Annex IV Sustainability May 2018

A plan for the community by the community

Arborfield & Barkham Neighbourhood Plan

Report from the Sustainability Focus Group

Summary

Sustainable Development

Sustainability is the 'Golden Thread' which runs through planning, according to the Government's National Planning Policy Framework (NPPF). The NPPF suggests this should be achieved through a range of themes including a prosperous rural economy, sustainable transport, a wide choice of quality homes, conserving and enhancing the natural and historic environment. All these themes are relevant to Arborfield and Barkham.

All too often, development is driven by one particular need, without fully considering the wider or future impact. Living within our environmental limits is one of the central principles of sustainable development.

The focus of sustainable development is far broader than just the environment. It's also about ensuring a strong, healthy and just society, a thriving local economy and managing the environment for current and future generations.

At its core sustainability is an approach to development that looks to balance different, and often competing, needs. Our intention is to bring all the key sustainability themes together, weaving the 'Golden Thread' throughout the Neighbourhood Plan.

- How should sustainable development be reflected in the policies in the Neighbourhood Plan?
- How can the best balance between the environment, the local economy, and social needs be achieved?
- What does the area need that is new and what should be protected or enhanced?

Sustainability Focus Group

A Focus Group of 24 residents came together to consider what sustainability could mean for Arborfield and Barkham. Highlights of their deliberations include:

- Require any development to be of a high standard of design, located close to facilities and sited sensitively within the landscape. It must respect the existing historic and natural assets
- Ensure an appropriate mix of housing is achieved including starter homes, key worker housing and lifetime houses
- Ensure flood risk is addressed at an early stage of the planning process
- Protect countryside to retain a leafy feel while supporting a strong rural economy based on farming
- Recognise limitations on the area's transport infrastructure which is based on narrow rural roads and lacks a railway station
- Extend positive aspects of existing green infrastructure which can provide sustainable transport, outdoor exercise and well-being
- Need for health centre and pharmacy, ideally also incorporating a high dependency care unit using latest technology
- Design out crime
- Plan for increased demand for refuse facilities, water, recycling and renewable energy using innovative technology
- Develop a list of projects, which may not be provided directly by the Neighbourhood Plan such as superfast broadband, management of allotments, public transport improvements. These could be funded as additional developments arise.

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1. Introduction

- 1.1 This paper has been prepared by a Focus Group of more than twenty residents representing both parishes. A number of meetings were attended by most of the Focus Group participants and input was also contributed by emails.
- 1.2 It is significant that this is a paper produced not by planning professionals, but by residents, some of whom are professionals in their own fields. As such it provides a community driven perspective on sustainability issues.
- 1.3 Issues which would impact on sustainability of the two parishes were reviewed and recommendations were prepared which are designed to ensure the sustainability of any new development proposals. These are summarised in the following section.

2. Definitions of Sustainability

- 2.1 The expression 'sustainability' is used in planning. In the Wokingham Borough Core Strategy a widely used definition is quoted:

"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

- 2.2 National Planning Policy Framework (NPPF) outlines that this should be achieved through:
 - a. Building a strong, competitive economy
 - b. Supporting a prosperous rural economy
 - c. Promoting sustainable transport
 - d. Supporting high quality communications infrastructure
 - e. Delivering a wide choice of quality homes
 - f. Requiring good design
 - g. Conserving and enhancing the natural environment
 - h. Conserving and enhancing the historic environment
 - i. Facilitating the sustainable use of minerals.
- 2.3 NPPF para 15 states that while all Plans should be based on and reflect the presumption in favour of sustainable development, which we fully support, policies in the Plans will guide how the presumption should be applied locally.

3. Main Recommendation

- 3.1 The Neighbourhood Plan is to be read as a whole. Development proposals will be required to fulfil the conditions of all applicable policies.
- 3.2 In evaluating locations that are most suitable for housing development, we will give preference to those that are:
 - a. Closer to major transport routes
 - b. Do not lead to unacceptable levels of traffic congestion
 - c. On brownfield sites, or already developed land
 - d. On roads or streets that allow safe road access or where safe road access can be achieved through improvements

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- e. Within easy access to shops, or at least a convenience store, and to community facilities and accessible green space.
- 3.3 We also seek to deliver a mix of housing types so that we can “meet the needs of present and future generations” and ensure we support the community’s needs and “its health, social and cultural wellbeing”.
- 3.4 In order to “protect and enhance our natural, built and historic environment”, we have designed policies intended to ensure that:
- a. Housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing historic character of the area and maintains a rural feel. Developers should clearly describe the benefits of design characteristics of their proposals, AND how they reflect and harmonise with their location.
 - b. They should conform to the highest and latest environmental standards e.g. BREEM. Residents would particularly welcome the minimisation of energy and water consumption and the inclusion of on-site renewable energy generation such as combined heat and power (CHP) and solar photovoltaics.
 - c. Solar panels are encouraged on the roof structure of commercial buildings, and those which blend aesthetically on existing roof structures.
 - d. The Neighbourhood would like to see more research and development done into appropriate zero carbon footprint building, and the alternative uses of energy such as sustainably grown and locally produced solid fuels.
 - e. Appropriate investment in infrastructure is made alongside any housing (roads, drainage, public transport, education, healthcare) to ensure there isn’t a materially adverse impact on the existing community
 - f. The open gaps between our villages are protected from development, to protect the individual village identities and retain the rural nature of their surroundings
 - g. Development preserves and contributes to the strongly green, rural and leafy character of the neighbourhood
 - h. Development recognises the need to protect and, where possible, improve biodiversity and important habitats
 - i. Provision is made for improved non-motorised traffic i.e. pedestrian, cycling, disabled and equestrian facilities.
- 3.5 In order to “support a prosperous rural economy” and “competitive economy” we have identified existing strengths which we believe can be further expanded.
- 3.6 The rural character of Arborfield and Barkham Villages is clearly set out in their respective Village Design Statements, and also the Wokingham Landscape Assessment. The Neighbourhood Plan seeks to support the ethos of these documents. This is also in line with a number of surveys undertaken in recent years, which show strong support for, and appreciation of the rural nature of the area.
- 3.7 Surveys fail to show a distinct location destination for commuter employment and poor public transport links, with travel times into the nearest major employment hub (Reading) typically taking up to an hour at peak time despite being a journey of only six miles. 2 hours at peak time. Improved Internet Access is cited as being required to encourage residents to more flexible working practices and therefore less peak time travel. There are already high levels of residents working from home and this is a trend that is supported by the Neighbourhood Plan. work closer to their homes, and there are already high levels of residents working from home.

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- 3.8 There is a thriving rural leisure/health industry locally, egg equestrian businesses within Wokingham contribute £12 million to the local economy; many of these are within the neighbourhood. Also Pulse8 fitness club nearby, a number of 'shooting syndicates', an established angling club and many leisure cyclists regularly use the PROWs .
- 3.9 Educational use of the rural environment is also a characteristic of the area, for example Reading University Farm's Dairy Research Centre, Reddam School, the Coombes School legacy, with its world renowned use of the 'outdoor classroom', Reading Football Club's academy and the nearby Science Park. The Neighbourhood Plan seeks to support and expand this activity, as being positive economically, socially and environmentally.
- 3.10 To these ends, we are seeking to retain at least the current level of job employment in our area by:
- Retaining our existing sites which provide jobs for continued use and where possible improving them, unless it can be clearly proven that they are not viable
 - Discouraging heavy industrial, warehousing and distribution employment as being unsuitable for a neighbourhood comprising primarily villages with narrow, congested roads, difficult access through residential areas and a number of busy fast rural roads with unsafe points for PROWs, many with poor visibility lines resulting from the undulating topography.
 - Encouraging micro and small businesses and high-skill medium size businesses that reflect our population profile
 - Encouraging small rural enterprises which allow recreational, educational or sustainable use of the rural environment without producing a negative impact on the landscape
 - Encourage small businesses which not only fulfil our own leisure, wellness or educational needs, but those of the nearby larger conurbations of Wokingham Town, Winnersh, Reading and Lower Earley. This would provide economic and employment possibilities within the Neighbourhood Plan area without necessarily promoting travel during the usual commuting traffic times.
- 3.11 We also wish to ensure the future viability and vitality of our village centres by policies that protect and encourage a wide variety of smaller retailers to flourish.
- 3.12 This document sets out local considerations for delivering sustainable development in our area. Development proposals should meet the requirements of all relevant policies in the Neighbourhood Plan and be in line with Borough and national policies.

4. Economy Overview

- 4.1 While our area is predominantly rural / residential, there are a number of sites in it which provide jobs. Priority should be given for employers likely to create jobs for local people. The Neighbourhood Plan wishes to encourage temporary accommodation for new businesses in the Hogwood Industrial estate, and Start-up Companies such as 'Basepoint'.
- 4.2 Until the recent departure of the MOD, many jobs within the area were provided on the Arborfield Garrison site, however these were typically filled by Army staff from across the country, and few posts were available for local residents. Therefore the departure of the MOD as a major employer has had little impact on local employment rates, which remain among the highest in the UK
- 4.3 Existing industrial units are in Ducks Nest Farm and Bridge Farm. Hogwood Industrial Estate is to the south of the area (just outside the parishes of Arborfield and Barkham) provides some light industrial employment. Requiring higher skilled workers are The National Electricity monitoring centre which

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borders the area. The Neighbourhood Plan wishes to encourage temporary accommodation to supply businesses in the Hogwood Industrial estate, and Start-up Companies such as 'Basepoint'.

- 4.4 Many small retail units are spread across the Neighbourhood Plan area, the most notable among them being a number of successful Garden Centres and Farm Shops. Along with smaller shops and restaurants/pubs, these are largely concentrated in the Village Centres of Arborfield and Barkham. More widely spread are rural businesses, fulfilling the needs of the thriving rural economy, such as farms, stabling and farriers. A number of home-run businesses provide services for local residents.
- 4.5 The largest farming concern (Reading University) uses workers from abroad, or highly skilled workers with and cottage accommodation available on-site. The highly sustainable model of floodplain Dairy Farming, with winter feed stuffs grown on this site is encouraged by the Neighbourhood Plan, and is a model for sustainable farming which in other areas is financed by the public purse using Stewardship Schemes, due to the many benefits it offers to society. Some onsite accommodation for farm workers also exists, reducing journey times and local traffic. More details of the environmental benefits of this model are to be found in section 12.3.5.
- 4.6 The Science Park, due to be constructed just to the north of our area will provide high-skilled employment.
- 4.7 There is currently no office space available within the Neighbourhood Plan area, some vacant within a 3 mile radius.

5. Environment

- 5.1 The protection of the rural character of our area, its woodland, hedgerows and open spaces are a high priority for the local community. Our strategy of concentrating development on the larger strategic sites adds a greater degree of certainty to ensuring this protection, together with policies to protect trees and woodland, and prevent inappropriate development on open spaces and gardens. The Coombes and Holt areas of woodland are worthy of extra protection as part of the Neighbourhood Plan.
- 5.2 The importance to wildlife of areas of natural greenery as corridors for movement and as a habitat is recognised as being a primary concern. Where such corridors and habitats are identified there should be due consideration given to the needs of indigenous flora and fauna. Where appropriate it may be necessary to manage and or limit access to such areas. It may also be considered useful to manage such areas so as to encourage native flora and fauna and if necessary to remove any non-native species considered to be damaging or invasive.
- 5.3 The development and maintenance of facilities encouraging an understanding of local native flora and fauna (in some cases unique species, such as the Loddon Lilly) is to be encouraged. This might include new facilities to develop better understanding of such activities as farming, gardening and arboriculture, or to better understand the local historical development of buildings and settlements through the use of such things as permanent and temporary displays, notice boards and heritage walks.
- 5.4 Design guideline policies aim to encourage good design that retains and improves the area's character, the streetscape and the natural environment.
- 5.5 The goal of preserving and enhancing important habitats and the biodiversity of our area is addressed through policies on biodiversity, and green corridors, protective tree belts, and with the inclusion of encouragement for the planting of native trees. In an area prone to flooding like ours, and where

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pressures of housing demand is causing a flood plain to be considered for development, new planting near rivers would prevent soil erosion and create native habitats. This policy could also create buffers for screening urbanising features of the landscape which might intrude on the open landscape and create natural noise barriers, and also encourage sustainable rural enterprises to develop with small scale woodland coppicing and logging businesses. Housing stock in the Neighbourhood Plan area is typically pre-1960's and therefore most properties have chimneystacks available to support the use of sustainable supplies of local non-fossil fuel.

- 5.6 Research on the 'Impact of woodland on floodplains' provides evidence that increased planting of appropriate woodland cover on floodplains and tributaries provides a way to 'influence flood flows even within very large catchments'. It concludes;

'Although it is very unlikely that floodplain woodland on its own would be able to provide complete protection for downstream towns and cities, it could make a valuable contribution alongside existing flood defences to tackling the increased risk of flooding associated with climate change. Similarly, it could have an important role to play in helping to manage smaller-scale flooding problems where the high cost of constructing hard defences cannot be justified.'

- 5.7 National Planning Policy Framework states that;

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land.'

- 5.8 Due to the presence of the River Loddon and its many tributaries, the area and the catchment beyond is prone to flooding and the Neighbourhood Plan recognises the benefits provided by the mix of floodplain dairy farming and winter feed arable farming. Were the quality of this farmland to be valued in mere 'cash for crops' terms it would significantly undervalue the quantifiable benefits to the area of the activity.

- 5.9 A research paper "A framework for the assessment of ecosystem goods and services; a case study on lowland floodplains in England" provides a way to quantify the benefits, and this should be used by developers wishing to submit planning applications to develop land currently used for farming in the Neighbourhood Plan area. This system quantifies values for the following indicators:

- a. Agricultural Production
- b. Financial return
- c. Employment
- d. Soil quality
- e. Floodwater storage
- f. Water quality
- g. Greenhouse gas balance
- h. Habitat provision
- i. Wildlife
- j. Settlement
- k. Space for water
- l. Recreation
- m. Landscape

- 5.10 Improvements to soil quality are also gained from the use of manure obtained as a by-product of the dairy industry and spread on the land. See "The state of soils in England and Wales" by the

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Environment Agency, and its 'six functions of soil' for other environmental benefits. One of the conclusions of this study is;

'Sustainable flood management requires urban and rural land use to employ the natural flood control functions of the soil. Sustainable drainage techniques and farming practices that slow down runoff need to be promoted where appropriate.'

- 5.11 Allowing meadows around the Loddon to flood, as they have done for centuries past, in order to slow the passage of floodwater downstream has huge advantages for local residents well beyond the scope of the Neighbourhood Plan.
- 5.12 The Neighbourhood Plan encourages the framework ecological goods and services for floodplain farm land valuation to be used where it is considered for development, as once the soil is removed and construction begun, the ecosystem is damaged beyond repair with consequences for those living around and downstream of the river and floodplain. Farming around the Loddon and its tributaries is truly 'versatile agricultural land' and should be preserved.
- 5.13 Small scale solar panel and combined heat and power (CHP) renewable projects are welcome where they can be discreetly placed, such as on commercial roof space, or fitted as noise barriers along the M4
- 5.14 Car parks should be supplied with adequate electric re-charging points for cars, with capacity to expand this facility as needed.

6. Transport Overview

- 6.1 There are no railway stations within our Neighbourhood Plan area, and those closest provide a challenge to access at peak times i.e. Winnersh, Winnersh Triangle and Wokingham due to traffic congestion. Indeed Traffic Congestion was cited among the biggest challenges facing our community in the recent Neighbourhood Plan Questionnaire.
- 6.2 Community consultation also highlighted poor public transport links to neighbouring towns.
- 6.3 Wokingham Borough Council does not have a 'Hierarchy of roads' policy, which has led to anomalies within the transport system, where relatively new roads, such as the periphery road in Lower Earley has the same designation as rural 'B' roads in our area, some of which are subject to flooding, freezing, tarmac failure and hazardous natural features caused by the topography. This must be considered when proposing further development.
- 6.4 Although there are improved cycle links planned, and a Sustrans route a little to the north of the area in Earley leading to Winnersh triangle railway station, these are typically beside highly trafficked, busy roads. There is currently little encouragement for people to cycle beside fast moving traffic on roads with 50mph or national speed limits, nor for them to allow their children to do so to commute sustainably to school. The Neighbourhood Plan urges the highway authority (Wokingham Borough Council) to consider these factors when setting the speed limits on the major roads linking our villages to nearby towns and stations. In particular, where new footways, cycle paths or cycle lanes are provided then the presumption should be to reduce the speed limit on roads that run alongside them to 30mph. This should also be the case where public rights of way cross highways, to encourage pedestrians, cyclists and horse riders to use them.
- 6.5 Support for this is provided by Wokingham's Landscape Assessment, and with reference to area J2, around the Coombes Wooded Valley it states "Consider the use of traffic calming and access

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restrictions to maintain the tranquillity of the most rural areas. This would also make the use of rural roads more attractive for cyclists and recreational users". Also, "Maintain the historic leafy lanes with their ancient oaks and unimproved roadside verges. Resist road improvements or widening that would threaten their rural character, particularly in the most rural locations".

- 6.6 Congestion and parking were recurring themes in the feedback from all our community consultations. Although there are a number of car parks, many are small and full to capacity.
- 6.7 Even though the Neighbourhood Plan will encourage use of more sustainable means of transport, with the level of expected new development it is clear that more parking provision will be required and substantial improvements to infrastructure.
- 6.8 Consideration needs to be given to the connecting together of all the different transport systems e.g. footpaths to bus stops, car parks near stations, cycle shelters near public buildings.
- 6.9 Alternatives to conventional forms of transport could be made more widely available through the use of modern technology. The neighbourhood would like to be in the forefront of developing such alternatives. e.g. smaller electric buses that can be booked at fairly short notice for journeys between key points in the area.
- 6.10 This report recognises the negative impact of internal combustion engines, particularly old diesel engines. It also recognises the growth in electric vehicles as a cleaner alternative. To facilitate the wider use of electrically powered vehicles there will need to be an infrastructure of charging points widely available throughout the area. With this in mind it is suggested that all future public buildings should include an appropriate number of electric vehicle charging points, and the retrospective fitting of charging points should be considered a priority.
- 6.11 Despite an emphasis in the Neighbourhood Plan to encourage alternative modes of transport, account needs to be taken of the need for cars, which will nevertheless remain the main means of transport. It has to be accepted that increased development will impact adversely on the road network.

7. Other Transport Issues

- 7.1 Public consultations have shown considerable support for better – and especially safer facilities for cyclists and pedestrians, while at the same time pragmatically recognising that we are a car based community and this is unlikely to change significantly. We have tried through our policies to provide for achieving a better balance between the sometimes conflicting needs of these user groups, while also encouraging less reliance on cars.
- 7.2 Specific policies on parking aim to at least mitigate the impact on increased parking demand from new development, while our strategic site policies aim to deliver increased parking capacity in new development areas.
- 7.3 Traffic congestion is a challenge in our area, as is recognised in our Questionnaire, where congestion and development were seen as the 'biggest challenge' facing the area by the majority of residents. Though this cannot be fully addressed through a Neighbourhood Plan. We have identified projects including the Arborfield Relief Road planned for (2019?) and the M4 Smart motorway, which should reduce congestion in our area in particular that created by through traffic. Easing access to and from these major arteries and to the larger towns they serve is welcomed by the Neighbourhood Plan.
- 7.4 Owing to the rural nature of our area, a number of 50mph rural roads have developed into well used commuter routes but the topography and existing poor construction creates ongoing maintenance

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expense, potholes and hidden dangers for travellers in poor weather conditions. Additional traffic resulting from new development should expect to contribute to improvements to the standard of these highways, and to safety measures where they cross existing PROWs. Existing traffic routes will not be sustainable in the future with added capacity without increased investment. These routes are the B3030 Mole Road, Swallowfield Road & B3349.

- 7.5 Strategic site policies include a requirement to provide safe cycle and pedestrian ways to link different parts of our area and a specific cycle policy aims to create cycle routes between villages. However, the needs of car users should still be recognised.

8. Bus Services

- 8.1 Research shows that good bus services run regularly throughout the day
- 8.2 The Residents Survey identifies no clear destination that a majority of residents travel to for work, but it does show that of those travelling to Reading, many already live close to the commuter routes of the A327 (Arborfield) and the A3349 in Barkham i.e. existing public transport routes. The Berkshire Strategic Housing Market Assessment 2007 (p11) identifies the Wokingham to Reading corridor as a popular route of Household Migration for work purposes, and in both directions. NB more people are recorded as actually coming out of Reading for employment than from Wokingham to Reading, showing a potential gain for bus companies through two way travel.
- 8.3 The residents' survey also shows a demand from residents for more DIRECT routes into Reading, and more FREQUENT bus routes into Wokingham. The Neighbourhood Plan wishes to encourage provision of these services, indeed the survey shows that the most frequent users of the current bus services live close to existing routes, so there should be an economic case for this.
- 8.4 For bus services to have an impact on commuting patterns, frequency and speed are essential. A peak time bus from Barkham to Reading Station takes 1 hour and 18 minutes with potentially 48 intermediate stops. From Arborfield Green (Sheerlands Road) to Reading station takes 53 minutes with 34 stops. This is not practical for commuting journeys. This suggests a shuttle bus principle, with direct routes to key destinations is required. However this then brings into question the viability of the bus service and whether funds can be made available to support it.
- 8.5 This report recognises the negative impact of internal combustion engines, particularly old diesel engines. It also recognises the growth in electric vehicles as a cleaner alternative. To facilitate the wider use of electrically powered vehicles there will need to be an infrastructure of charging points widely available throughout the area. With this in mind it is suggested that all future public buildings should include an appropriate number of charging points built in. Where possible, the retrospective fitting of charging points should be considered a priority.
- 8.6 Where practicable the use of minor roads for anything other than access should be discouraged. The use of major roads, particularly by heavy lorries, should be encouraged.
- 8.7 It should be noted however that providing a higher frequency of buses is an irrelevance if the road network is at a standstill during peak times, as people will simply not use them. Future development therefore needs to make sure that the road system is not overloaded.

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9. Housing Overview

- 9.1 It is national government policy to actively encourage sustainable development; the nation needs more homes. The Neighbourhood Plan sets out to deliver a significant number of new homes during the Plan period in a way that reflects local needs and the wishes of the residents.
- 9.2 At the time of writing, up to date guidelines for a total number of 856 new dwellings are required per annum in the Wokingham area. Another section of the Plan will set out the Housing requirement for the Arborfield and Barkham Neighbourhood Plan area.
- 9.3 In resident surveys over a number of years, there has been strong and consistent support for retaining the rural character of Arborfield and Barkham. The Village Design Statement for each village endorses this as a matter of identity, and the latest Neighbourhood Plan Questionnaire demonstrates overwhelming support for the idea that 'open space' should be preserved as it gives the area its identity. Therefore it is important that new development does not destroy this essentially open character, or adversely impact upon the sustainability or viability of the existing rural economy.
- 9.4 Developers will be expected to demonstrate how their proposals address existing imbalances in the local housing stock, provide robust independent evidence for projections of future housing need and identify where gaps in choice of dwelling are available to local residents. The Neighbourhood Plan does not set targets for a mix of housing types, as this is not a precise science, but we would like to see a suitable mix of social rental, affordable rental, shared ownership, 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses which takes into account the existing housing stock locally.
- 9.5 The high price of accommodation generally in the area, is at the time of writing, hampering attempts to employ key workers. In Berkshire, an average key worker salary is only 48% of income needed to purchase a home (Berkshire Strategic Housing Market Assessment 2007 7.29). The Neighbourhood Plan encourages the provision of Affordable and Social Housing by using new development to address the mix of housing in the two villages. It requires developers to work with the Council's nominated provider, and investigate the use of CIL funding towards the construction of appropriate accommodation for essential workers, such as teachers, social workers, local police and medical staff of all levels, according to demand. Flexible tenure should also be explored to ensure sustainable provision for these key workers, and to respond to the dynamic nature of the economy within an area of significant development.
- 9.6 The Neighbourhood Plan Questionnaire shows clear support for a First-time Buyer policy, so this should be introduced considered by developers and planners when major developments are planned. The Neighbourhood Plan places a requirement on the part of the developer to advertise such schemes as are available on Social Media platforms in their promotional literature, and to create a system which allows those with a proven local connection (as defined by the Neighbourhood Plan) priority over those from those from outside the Neighbourhood Plan area. Waiting lists for social housing should prioritise those with a proven local connection, as defined by the Plan, over those without.
- 9.7 In order to address the needs of an ageing population it is noted that Barkham's needs are slightly different to those of Arborfield as the village centre in Arborfield has a stock of single storey properties close to facilities suitable for independent living. It is anticipated that by the time of the Neighbourhood Plan, new development in Barkham area will have addressed this imbalance, but this may be a continuing requirement. In the most recent Neighbourhood Plan Questionnaire survey of all residents, there was strong support across the area for a policy of 'life time' homes. New homes are required by the Neighbourhood Plan to provide either sufficient space on the ground floor for retro-

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fitting a 'wetroom' feature for 'life time' living, or a stair-well design capable of supporting a stair lift when required.

- 9.8 There is though currently no provision within the Neighbourhood Plan area for high dependency elderly or dementia care home, and so the Plan encourages the provision of accommodation to address this deficiency. As outlined in the GP Provision Section of this document, this should be beside a new Health Centre, and land for both facilities should be secured and protected from development for other uses. This should be in an area close to high population numbers.
- 9.9 In order that space may be available for local need, there should be a mechanism for allowing those with strong local links, as defined by the Plan, to apply for newly available accommodation 3 months ahead of it being advertised on the open market, and grace to allow the sale of the applicant's existing home should be allowed. A percentage of this accommodation, 4%, should be available to satisfy social need; this being the figure currently reflecting applicants on Wokingham's housing register for Social Housing, as quoted in the Berkshire Strategic Housing Market Assessment, 2007.
- 9.10 Accommodation for both key workers and elderly/dependent residents should be sited close to village centres and public transport links to be considered truly sustainable.

10. Garrison Development and Other Brownfield Redevelopment

- 10.1 Already begun within our NP area is a significant development of housing and related infrastructure, and over a 10 year period it will deliver approx. 3,500 dwellings for our area, an important contribution towards our housing numbers, and approximately 10,000 new residents.
- 10.2 Within the remit of the NP, it is the function of the two Parish Councils to identify areas suitable for future development.

11. Windfall Development

- 11.1 In our Neighbourhood Plan area, some of our housing land supply in recent years has come from windfall and infill sites – sites which were not specifically earmarked for development in the Borough's plans. The type of piecemeal development that this creates has given rise to the concern that it is causing harm to the character of the area. Such small scale speculative development also makes it more challenging to secure the funding necessary to deliver infrastructure improvements, and the Neighbourhood Plan seeks to discourage this practice. This applies across the board, whether for individuals or companies, along with retrospective approval of instances of unlawful development such as we have experienced as this not only incurs expense for Local Authorities in terms of enforcement, and provide but places residents at risk of intimidation and opportunities for criminal activity. The Local Authority is required by the Neighbourhood Plan to enforce unlawful development in an early stage i.e. compliance is required within six months of the first report. Such activity Furthermore, it represents a departure from the purpose of this document; to create a PLAN.
- 11.2 With regard to Brownfield Sites, development will not be allowed to bypass the Planning System using 'permitted development rights' to avoid locally adopted space standards, or those stated in the Neighbourhood Plan.
- 11.3 This is supported by the Wokingham Landscape Assessment which stresses the value of 'remoteness' featured in the landscape around the Loddon River Valley "The overall objective is to seek

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opportunities to improve the condition, robustness and intactness of the landscape, and in particular to retain the important perceptual characteristics of remoteness and openness”.

- 11.4 Along with sufficient planning for roads, education and healthcare, adequate planning must also take into account water treatment and sewerage systems. This will be more likely to be successful outside of small windfall developments.

12. Previously Developed Land in the Countryside

- 12.1 This is worthy of protection through the Neighbourhood Plan, especially as typically our area includes much farmland with some redundant, open shed constructions, which often are already replaced with more suitable modern buildings. In line with existing planning policies for sheds and outhouses within gardens, the Neighbourhood Plan draws a distinction between redundant storage facilities, and older, substantial brick built buildings which could be converted for other use and would add an historic or heritage aspect to the landscape, either those with Historic listing, architectural merit or those which provide a landmark within the landscape which is valued by residents. The Neighbourhood Plan encourages the change of use for such substantial redundant, historic buildings in the countryside for economic benefit, but discourages additional development within a curtilage drawn around it by a developer which would remove the building from its open, historic setting.
- 12.2 The Neighbourhood Plan recognises the advantage of open, shed style structures on farmland as the land is easily reclaimable when the structure is no longer required, or is outdated. Redundant storage units constructed without substantial foundations or built with reusable materials should be demolished, and or re-sited, and the land restored to countryside by the landowner as soon as is practicable. A survey conducted in our Neighbourhood Plan area does not show significant support for development in small sites in the countryside, with strong support for the idea of retaining open spaces around the villages.

13. Thames Basin Heath SPA

- 13.1 A SPA is a European designated site and is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or migration or rare and vulnerable birds. Thames Basin Heaths SPA is a network of internationally important heathland sites, with parts of the Neighbourhood Plan area lying within the 5 Km protection zone.
- 13.2 The significance of this on housing development in our area is that to mitigate any effect of additional new dwellings with 5km of the SPA, a Suitable Alternative Natural Green Space (SANG) must be provided as a way of reducing recreational pressure on the SPA, as well as a financial contribution towards strategic access management and monitoring.
- 13.3 The Neighbourhood Plan applauds the introduction of SANGs, but urges the appreciation and support for the existing agricultural landscape with access for all via the PROW system.
- 13.4 In line with research conducted by Natural England, the Neighbourhood Plan wishes to see areas greater than 12 ha to be considered for mitigation of development within 4km of it, and also that a 2.5km walk should be accommodated within the site. Alternative sites should be located close to population centres, with convenient vehicle access and should provide dog walkers with areas for both on and off-lead walking.

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13.5 Rooks Nest Woods, Barkham Ride is a new SANG within the Neighbourhood Plan area, which was converted from agricultural use to a new SANG in recent years. It is acknowledged that the creation of new SANG and Greenways are helping to create a sustainable community, but it should be noted that this should not be at the expense of improving and maintaining existing infrastructure, or undermining the financial viability of existing agriculture. This is especially the case where the Landscape Character of the land has been categorized as of the 'highest' or 'of particular uniqueness or distinctiveness' by the Wokingham Landscape Assessment i.e. areas C1, J2 and L1 which relate to the Loddon Valley, the Coombes and Bearwood Woodland areas.

14. Community

14.1 New existing infrastructure where justified on economic grounds.

14.2 Cultural and creative activities such as art, music, writing and crafts are to be encouraged and developed wherever possible, and facilities for a wide choice of education from nursery to adult should be considered an important part of developing a viable and vibrant community.

14.3 Although safe routes to school and sufficient cycle rack storage are encouraged by the Neighbourhood Plan, the provision of car parking for both staff and parents at new and existing schools is a priority.

15. Medical Facilities

15.1 There is going to be a huge shortfall in medical facilities across the Borough as massive new housing developments come on stream and developers press for more housing. Plans for the Arborfield SDL were sold to existing residents on the understanding that it would provide sustainable new facilities for both new and existing residents. A new GP surgery was included in the Core Strategy and S106 money was reserved for that purpose. Crest Nicholson, the lead developer at Arborfield Green, has agreed to provide a suitable location in the proposed Village Centre. This has the backing of Wokingham Borough Council and local Parish Councils.

15.2 Barkham, which includes much of Arborfield Green, has no existing medical facilities, while Arborfield only has a small clinic held weekly in the Village Hall, which is run from the Swallowfield practice some four miles away.

15.3 With no statutory ratios for GP resource to population levels in place, the Clinical Commissioning Group in Wokingham is ultimately responsible for deciding on the correct ratio of GP resource to population. It is hard to imagine that further development in Arborfield and Barkham will not result in the need for further investment in healthcare resources, and particularly GP surgery capacity. Making an assessment on whether there will be appropriate healthcare provision should be an essential requirement for any developer planning a significant level of new housing in the area.

15.4 This area's current GP Surgeries are:

- Shinfield (capacity 20,000 patients/currently 3,000 patients)
- Swallowfield (capacity 11,000 patients/currently at capacity)
- Finchampstead (also at capacity)

15.5 Central government strategy is to encourage a smaller number of larger healthcare assets, hence the Garrison build of 3,000 houses by itself was not considered significant enough to build a new surgery, given that circa 10,000 additional patients was considered to be below the tipping point for a new healthcare-centre.

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- 15.6 The Wokingham CCG's preferred plan in response to the known developments is to extend the Swallowfield and Finchampstead surgery capacity by a combined circa 12,000 patients, and it is also likely that in the coming months the Swallowfield practice will merge with the Shinfield operations to create a new larger service for local residents with an element of spare capacity to allow for the known new housing.
- 15.7 A new medical facility at Arborfield Green, however, would have a natural catchment of around 17,000 patients including ultimately 10,000 residents in Arborfield Green itself plus more than 6,000 existing residents in Barkham and Arborfield. It would also mean that some capacity will be released at surgeries in Wokingham Town, providing capacity for future residents of the North and South Wokingham SDLs.
- 15.8 The Wokingham Clinical Commissioning Group (CCG) must commit to providing health care at Arborfield Green. There is pressure on existing facilities at Swallowfield and Finchampstead and upgrading may be necessary, but this should not be at the expense of a new medical centre at Arborfield Green.
- 15.9 Questions the CCG should be considering include the timescale for opening a new facility at Arborfield Green and whether it should be a standalone practice or operated as part of an existing practice. Also provision of facilities for other health professionals such as dentists and a pharmacy should also be considered.
- 15.10 Despite this planned increase in physical infrastructure, a shortage of GPs and other healthcare workers will mean that providing services to the additional new residents is likely to be challenging. There is currently a 12.7% vacancy rate for GP posts nationally and we have already seen a local GP Practice fail due to stress [Circuit Lane Surgery].
- 15.11 Making an assessment on whether there will be appropriate healthcare provision should be an essential requirement for any developer and/or landowner putting forward additional proposals for significant levels of new housing in the area, as there is currently no incremental healthcare capacity available (allowing for the known developments in build phase coming on stream).
- 15.12 In addition to appropriate GP resource, a new facility for elderly/dementia care should be constructed, and land secured for this use beside the Health Centre. Some capacity for transition from Hospital to short term nursing care should also be created to ease 'bed-blocking' in general Hospitals. For new housing units designed for the vulnerable and elderly, new technology and innovations in care for such residents should be built as standard from the initial construction to maximise the benefits of the latest innovations. This would increase the chances of residents remaining in a safe Homecare setting and reduce demand on NHS acute hospital beds.

16. Open Space

- 16.1 It is clear from consultations that residents value the PROW system as part of its community open space, although improvements to junctions with faster roads would be welcome to increase use. (Evidence from Fete Survey of Greenway users)
- 16.2 Areas of green landscaping beside housing estate development are not be included in the calculations for Open Space, as has happened in recent years. For any site that encroached on the countryside, the target should be to provide 50% of the land for amenity space, including landscaping.
- 16.3 The open spaces around the villages of Arborfield and Barkham are seen as being vital to preserving the character and unique identity of these ancient developments. We are also concerned to prevent

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uncontrolled urban sprawl spreading out from existing areas of development. The preservation of the spaces around and between the two villages are seen to be central to the whole thrust of the neighbourhood plan

- 16.4 The Neighbourhood Plan supports this, as does the Wokingham Landscape Assessment for area C1; “Aim to maintain the largely unsettled character of the area, with one main settlement focus and dispersed farms”.
- 16.5 Over time, the area within the Neighbourhood Plan with its network of PROW, natural woodland and farmland has become recognised as a valuable local asset allowing outdoor recreation for a much wider catchment than its boundaries. Being more urban in nature, the nearby towns of Reading and Lower Earley need outdoor natural space for their residents who consequently are frequent visitors to the Neighbourhood Plan area for leisure, exercise and well-being. Existing cycleways and footpaths already allow sustainable modes of transport for access, although improvements are always welcome. Childhood obesity is at record levels in this country, incidents of childhood myopia have doubled over 50 years (evidence), and mental health issues in early adult life are widespread. Therefore easy access to our Neighbourhood Plan area is vital for sustainable lifestyles in what is one of the most densely populated areas of Europe. This is especially so for older children, who can begin to exercise independently using our existing easy access, safe routes, on foot, cycling or on horseback. Childhood myopia is thought to be increasing due to a lack of exposure to far distance imagery i.e. lack of outdoor exercise and too much time spent looking at near-distance computer screens. This has a major financial cost to society, in addition to implications for the health of the next generation, as this condition is thought to predispose children to increased eye problems in later life (cataracts etc).
- 16.6 This is covered by a separate section in the Neighbourhood Plan, but with the proposition of numerous major planning applications in the pipeline, either approved, being considered or pre-planning, the Neighbourhood Plan urges a moratorium on further major developments on the grounds of Sustainability until the consequences for flood planning of current and planned projects are clear.
- 16.7 This is especially relevant in light of the on-going dispute with the construction of the Shinfield Relief Road, its proximity to our area, and lack of clarity from the Environment Agency regarding Groundwater Flood Mapping.
- 16.8 Agricultural floodplain areas within the 100 year flood risk areas are protected from development by the Neighbourhood Plan. Methods to protect land from flood risk are included in the Neighbourhood Plan within the Environment Section.
- 16.9 A “natural” cemetery would help alleviate pressure on local cemeteries. People could choose to be buried without a headstone in a biodegradable casket. Over time the site could be returned to open heath or woodland, providing a natural respite space for flora, fauna and people.
- 16.10 An urban farm or community garden/allotment could provide a mixture of healthy outdoor activity, social interaction, education and organically produced food with a very low carbon footprint. It would also be completely in keeping with the rural nature of the area

17. Alternative Energy

- 17.1 Small scale solar panel and combined heat and power (CHP) renewable projects are welcome where they can be discreetly placed, such as on commercial roof space, or fitted as noise barriers along the M4

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- 17.2 This report recognises the negative impact of internal combustion engines, particularly old diesel engines. It also recognises the growth in electric vehicles as a cleaner alternative. To facilitate the wider use of electrically powered vehicles there will need to be an infrastructure of charging points widely available throughout the area. With this in mind it is suggested that all future public buildings should include an appropriate number of charging points built in. Where possible, the retrospective fitting of charging points should be considered a priority.
- 17.3 The community would benefit from sustainably produced energy, however, wind turbines are visually intrusive, can harm birds, generate noise etc. As an alternative, geothermal energy could be obtained from pipes buried beneath the fields, with livestock grazing the fields after installation. Also, biodiesel energy could be obtained from the waste products of the livestock with a little investment in the required infrastructure.
- 17.4 Alternative housing designs that have zero carbon emissions and minimal visual impact on the landscape should be encouraged and investigated, before consideration is given to any more “conventional housing estates” as seen throughout the surrounding area

18. Waste

- 18.1 It should be possible to do more recycling within the locality, rather than adding to the carbon footprint of waste by taking it to distant reclamation sites. Green waste in particular should be recycled locally, ideally as part of a local allotment or urban farm provision.
- 18.2 We have flooding issues, so developers should utilise sustainable building methodologies to reduce water run-off and introduce areas to hold back water - Sustainable Urban Drainage Systems (SUDS) should be used (which have the added benefit of introducing wildlife areas) plus more innovative techniques such as permeable pavements for roadways/ parking.
- 18.3 Developers should utilise recycled materials as far as possible - sustainable timber, recycled aggregate rather than virgin aggregate, and should re-use site won material wherever possible e.g. Crush & reuse concrete, reuse soil for engineering/ landscaping to reduce waste & reduce vehicle movements.
- 18.4 Buildings should have a sustainable design - good insulation as standard (reduce heating/ air con costs & fuel use) and use systems such as grey water harvesting, solar panels, green roofs, ground source heating etc. May be more applicable to business buildings but there are also very good options for domestic buildings available now e.g. Solar panels

19. Crime and Anti-Social Behaviour

- 19.1 The villages currently enjoy low levels of crime and anti-social behaviour, as indeed does the borough of Wokingham as a whole (<https://www.police.uk/thames-valley/N398/performance/compare-yourarea/>). There should be a presumption against any new development which could reasonably be expected to have a negative impact on crime and antisocial behaviour.
- 19.2 The Neighbourhood Plan encourages the use of the Secured by Design industry advice and guides in any new development (<http://www.securedbydesign.com/industryadvice-and-guides/>) which apply to a range of projects including homes, schools and commercial premises.

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20. Minerals

20.1 With regard to landscape, the Wokingham Landscape Assessment, Loddon River Valley states; “Past pressures for gravel and sand extraction in river valleys, particularly along the Thames and Loddon, has resulted in changes in landscape character. The pressure for gravel extraction is likely to continue. Ensure restoration plans for gravel extraction sites are in keeping with the character of the landscape in which they lie. Encourage opportunities for habitat creation. Resist any proposals that would impact on the intactness or integrity of the landscape or habitats”.

21. Overall Plan Strategy

- 21.1 We considered both of our villages and evaluated where each could best benefit from increased development in ways that will enhance our neighbourhood while protecting its rural character and feel.
- 21.2 Our strategy is to concentrate new development where it is most appropriate and where it can best deliver the type of development the local community is comfortable with and the infrastructure we need.
- 21.3 Another cornerstone in our strategy is to require Development Briefs for all sites over a certain size threshold and for major sites as a useful tool to ensure developer/community engagement early in the design process.

22. Strategic Sites

- 22.1 As a cornerstone to our Plan, we have identified a grading system to identify sites suitable for potential development in our Plan area.
- It will enable us to better influence through our policies the nature and design of the development
 - It will take the pressure off the need to approve piecemeal development that is inappropriate, less sustainable or that risks harming the natural or built environment or the social fabric of the area
 - It will help secure necessary improvements to the infrastructure in the area, especially road, PROW and junction improvements, community spaces and services.

23. Sustainable land use categorisation

- 23.1 In trying to give some indication of how the Arborfield and Barkham neighbourhood plan would like to see land around the villages developed in a sustainable way, the following criteria are proposed:
- 23.2 Firstly, we would wish to preserve and therefore counter any presumption of development or significant change of use. We also wish to promote the “sustainable” use of land by providing open spaces that can be shared and enjoyed by all.
- BS5837: 2012 tree grading criteria, category A and or B, veteran and aged trees.
 - Archaeological and or heritage value.
 - Social and or recreational value.
 - Flood plain or natural drainage.
 - Habitat for valued native flora and or fauna such as hedgerows, woodland and waterways

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- f. Preserving the distinct and separate nature of the villages.
- g. To provide new areas of SANG
- h. To provide footpaths, cycle paths and bridle ways
- i. To provide recreation and/or sporting facilities

- 23.3 The second set of criteria are things we do not feel contribute to the character or amenity of the area, and could therefore be seen as land we are prepared to see developed or changed in its use:
- a. Brown field site with no social or heritage value.
 - b. Industrial or commercial site that produces noise, dust or other pollution.
- 23.4 In applying these criteria to the map of possible development as shown on the WBC call for sites we have tried to give an indication of how valued the land is in preserving the rural nature of the area. We do this in part to prevent “urban sprawl” from Reading on one side and Wokingham on the other.

24 Criteria for locating suitable sites

- 24.1 We require land within the Arborfield and Barkham NP area to be developed in a sustainable way. In addition, as the economy changes, favourable consideration for planning will be given for:
- a. Brownfield sites with no social or heritage value.
 - b. Industrial or commercial sites that do not produce noise, dust or other pollution.
- 24.2 Due to the predominantly rural landscape it should always be preferable to preserve the open fields, farms and hedgerows wherever possible. Also, given the extensive urbanisation of surrounding areas and the pressure being placed on the locality for more housing it is recognised that some development is inevitable. With these factors in mind it might be helpful to make some suggestions for the kind of development that could be undertaken, that would not detract from the rural village setting:
- a. Housing designs which blend into the landscape, and do not cut across it.
 - b. Housing designs with zero carbon emissions and minimal visual impact on the landscape will be encouraged and investigated, before consideration is given to any more “conventional housing estates”.
- 24.3 As new opportunities for development come forward, favourable consideration for planning will be given for sites which include:
- a. The creation of new areas of SANG
 - b. Provision for footpaths, cycle paths and bridle ways
 - c. Provision for recreation and/or sporting facilities, in particular those of a rural nature.
- 24.4 Existing Archaeological, Heritage and Environmental assets should be preserved and protected from development, in particular:
- a. BS5837: 2012 tree grading criteria, category A and or B, veteran and aged trees.
 - b. Land of archaeological and or heritage value.
 - c. Land of social and or recreational value.
 - d. Flood plain or natural drainage.
 - e. Habitat for valued native flora and or fauna such as hedgerows, woodland and waterways.
 - f. Land which preserves the distinct and separate nature of the villages in order to maintain their identity.
 - g. Land which prevents “urban sprawl” from Reading on one side and Wokingham on the other.
 - h. Land featured in this NP section on Valued Countryside Views.

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- 24.5 Housing numbers for each site and the amount of additional employment or retail space will emerge through the process of consultation required by our policy on Development Briefs and all our strategic policies.
- 24.6 With around 3,000 houses being built already, Arborfield and Barkham have contributed to new housing development in the Garrison development.
- 24.7 With the number of planning permissions already granted and to be built, a major focus on development in the Garrison area which straddles both villages and the identified Criteria for Locating Suitable Sites, we are confident that we are securing a sustainable level of future growth for our area and its economic viability.
- 24.8 Retail space will emerge through the process of consultation required by our policy on Development Briefs (Section 12.3.3 below) and all of our policies. It should be noted here that with the number of houses already being built and planned on the Garrison site, Arborfield has contributed substantially to housing numbers in the area, despite being less well serviced by road and rail infrastructure.

25. Development Briefs

- 25.1 The requirement for all sites larger than 0.4 hectare which include 10 or more dwellings, and for our strategic sites, to provide a Development Brief is an important strategy of our Plan.
- 25.2 A Development Brief is a very useful tool through which developers can set out their proposals for new development in sufficient detail to allow the community to understand what is being proposed – including dwelling types being proposed, design, issues of access and infrastructure and any likely impact on trees visual and historical landscape and flood risk.
- 25.3 A meaningful consultation process can then be engaged in a local views can be incorporated into the design of the development.
- 25.4 Planning applications for developments that require a Development Brief must be accompanied by a Statement of Community Consultation which sets out how the community were consulted, a record of their views and how these have been taken into account in the proposals being submitted.
- 25.5 The Neighbourhood Plan requires that the minimum size of a 3 bedroom home be 93m² and that the National Space Standard on 37m² be adopted for any new home. These requirements are in line with those of The Royal Institute of British Architects (RIBA).
- 25.6 In order to prevent ‘land-banking’ meaningful development of the project must be undertaken within three years of Planning Consent, or this will be revoked.
- 25.7 An application must demonstrate how it complies with the Design Statements of the respective villages, and the Wokingham Landscape Assessment.
- 25.8 With the high cost and restricted availability of land in our Neighbourhood Plan area due to landscape features, factors such as flood risk, air pollution, demand for resources, and density of population boosting already high employment to come forward.
- 25.9 There is demand for light industrial units and spaces suitable for small and micro businesses and we propose to encourage these through our general economy policies.
- 25.10 The area of the Neighbourhood Plan provides much needed outdoor recreational natural greenspace not only for itself, but the nearby major housing estates, that in Lower Earley famously being one of the largest in Europe.

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- 25.11 High demand for our equestrian facilities, associated services, and rural recreation such as golf courses, sports pitches, outdoor fitness clubs and allotments are supported by the Neighbourhood Plan. The retail offering in our area will continue to be concentrated in our village centres of Arborfield and Barkham and our strategy is to seek, in so far as it is possible, to protect the variety and range of retail available.
- 25.12 The Neighbourhood Plan Questionnaire provides evidence that there is a lack of basic up-to-date provision of Superfast Broadband to rural areas, and that this is something which would allow people to work from home. This provision is vital for the Sustainability of the Neighbourhood Plan area, as it will reduce traffic movements at critical peak times.
- 25.13 The rural nature of the area could be enhanced through the provision of employment that is appropriate. This might include traditional work such as farming, but could also include things like conservation, arts and crafts, recreation and leisure.

26 Projects

- 26.1 During the development of our Neighbourhood Plan, a number of initiatives were proposed to enhance our neighbourhood and way of life, which do not fall within the spatial remit of town and country planning or which cannot be delivered through a Neighbourhood Plan. We nonetheless wish to document these as being part of the overall picture of what the community wishes to see delivered for our area. We have called these initiatives 'Projects';
- a. Superfast Broadband to areas in need as a priority
 - b. Provision of a High Dependency Care Home
 - c. Provision of suitable and flexible key worker housing
 - d. Installation of Shuttle bus services
 - e. Sustainable travel route to Sustrans Route in Lower Earley
 - f. Community orchard
 - g. Allotments
 - h. Planting new native woodland on strategic sites for light renewable energy projects and to reduce flood risk
 - i. Re-surfacing of certain footpaths and bridleways to make them suitable for cycle routes linking residential areas with transport hubs
 - j. Upgrading gates, gaps and styles for disabled use
 - k. We propose to drive these projects forward as members of the community, working as needed in partnership with the Borough, the Parish Councils and/or other appropriate partners. It is the intention that these projects should be financed where necessary by the Community Infrastructure Levy (CIL) or S106 monies. Planning Consent will not be finalised by the LA until these issues have been agreed by the Parish Council/s during the 'deferred matters' process.