

From: [REDACTED]
Sent: 27 March 2020 11:36
To: LPU@wokingham.gov.uk
Subject: GE202003362 - ONR response to Wokingham Borough Council Local plan Update

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam,

In response to your emails dated 3 February and 18 March regarding the 2020 Wokingham Borough Local Plan Update consultation, please find below ONR's response, which is provided in line with our Land Use Planning policy published here <http://www.onr.org.uk/land-use-planning.htm>.

Since ONR responded to the previous draft Local Plan Update consultation on 21 January 2019 (see email below) the proposed development locations included in the draft local plan have significantly changed. Additionally, the Detailed Emergency Planning Zone (DEPZ) for the AWE Burghfield site has been re-determined by West Berkshire District Council under the Radiation (Emergency Preparedness and Public Information) Regulations (REPPiR) 2019 resulting in a larger DEPZ.

ONR's current position remains that we would be likely to object to:

- developments within the DEPZ, unless the West Berkshire District Council emergency planner provides adequate assurance to ONR that any adverse impact on the operability and viability of the off-site emergency plan could be mitigated.
- large scale developments within the circular 5km Outer Consultation Zone (OCZ), which extends beyond the DEPZ from grid reference SU684680, unless the West Berkshire District Council emergency planner provides adequate assurance to ONR that any adverse impact on the operability and viability of the off-site emergency plan could be mitigated.

ONR has previously responded regarding the two development locations below which are included in both the 2018/19 Local Plan Update consultation and the 2020 Local Plan Update consultation:

1. Land at Grazeley
2. 'Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road

The other development locations included in the 2020 Local Plan Update consultation are:

Core employment areas

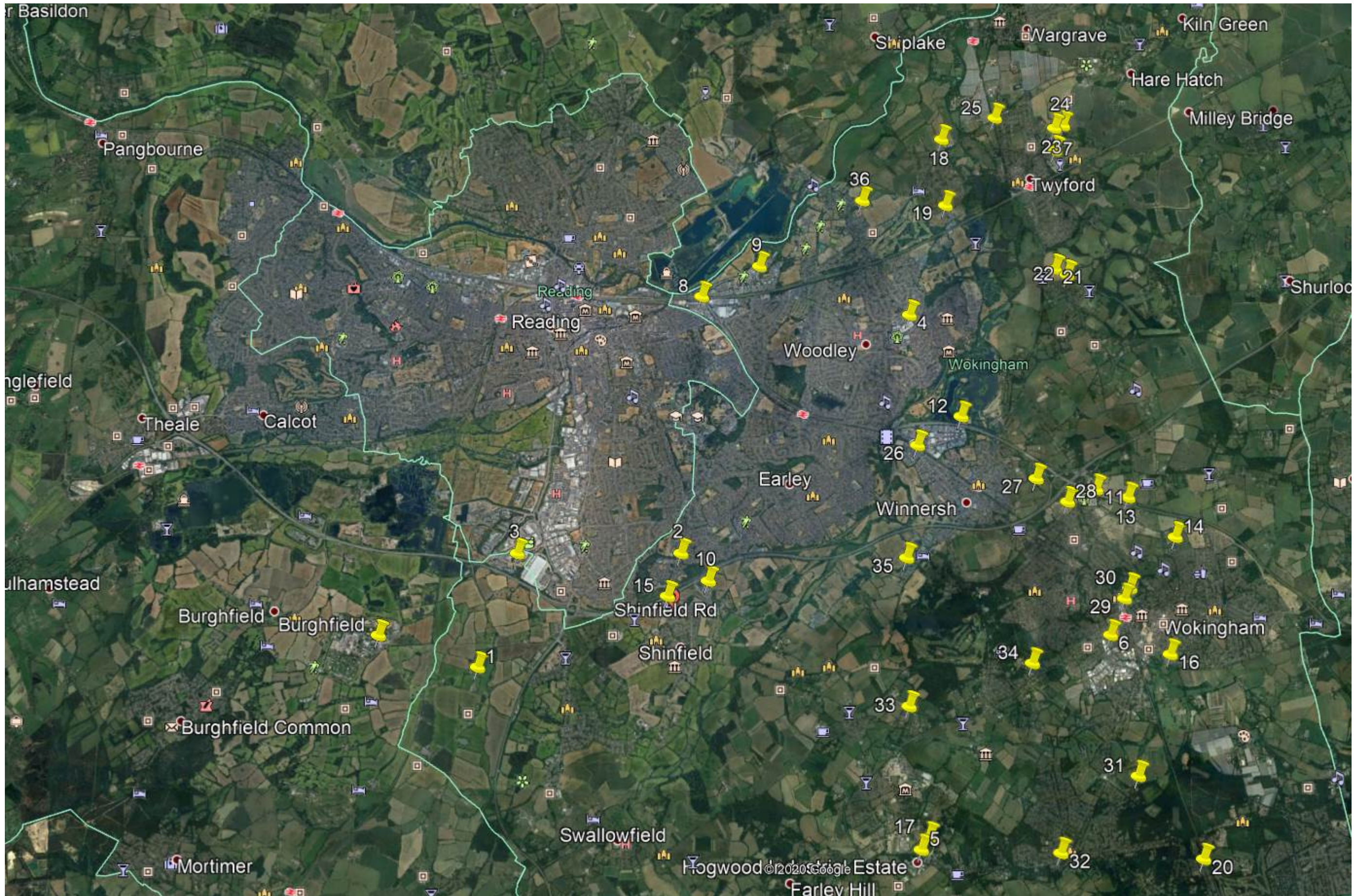
3. Green Park Business Park, Reading
4. Headley Road East Industrial Estate, Woodley
5. Hogwood Industrial Estate, Finchampstead
6. Molly Millars Industrial Estate, Wokingham
7. Ruscombe Business Park, Ruscombe
8. Suttons Industrial Estate, Earley
9. Thames Valley Business Park, Earley
10. Thames Valley Science and Innovation Park, Shinfield
11. Toutley Industrial Estate, Wokingham
12. Winnersh Triangle Business Park, Winnersh

Proposed Housing (including mixed use)

13. Land east of Toutley Depot
14. Ashridge Farm
15. Lane End House, Shinfield Road
16. Land south of Gypsy Lane
17. Reading FC Training Ground, Hogwood Park, Barkham
18. Land East of Park View Drive North, Charvil
19. Land West of Park Lane, Charvil

20. Jovike, Lower Wokingham Road, Finchampstead
21. Land adjacent to Whistley Green Cottage, Whistley Green, Hurst
22. Land north-west of Hogmoor Lane, Hurst
23. Land to the rear of 9-17 Northbury Lane, Ruscombe
24. Land between 39-53 New Road, Ruscombe
25. Land at Bridge Farm, Twyford
26. Winnersh Plant Hire, Reading Road, Winnersh
27. Winnersh Farms, Winnersh
28. Land on North West Side of Old Forest Road, Winnersh
29. Station Industrial Estate, Oxford Road, Wokingham
30. 54-58 Reading Road, Wokingham
31. Tintagel Farm, Sandhurst Road, Finchampstead
32. Land to the rear of 166 Nine Mile Ride, Finchampstead
33. Woodlands Farm, Wood Lane, Barkham
34. Land north of The Shires, Barkham
35. Land off Wheatsheaf Close, Sindlesham
36. Land at Sonning Farm, Sonning

The following map shows ONR's understanding of the locations of proposed developments included in the 2020 Local Plan Update consultation in relation to the Burghfield site.







With the exception of locations 1, 2, 3 and 15, all of the above developments are outside ONR consultation zones and therefore, ONR has no comment to make regarding these developments.

ONR's specific comments on developments that lie within the DEPZ and OCZ are as follows:

No	Address	Land Use	Within DEPZ	Within OCZ	ONR detailed comments
1	Land at Grazeley	A new garden town that delivers a minimum of 15,000 dwellings (a minimum of 10,000 dwellings within Wokingham Borough and 5,000 dwellings within West Berkshire District)	DEPZ	-	In respect of land within the detailed emergency planning zone: 1) ONR object to the development of C2 Planning Use Class within the zone; 2) ONR are likely to object to C3 development within the zone unless the West Berkshire District Council emergency planner responsible for the AWE Burghfield off-site plan provides adequate assurance that the operability and viability of their emergency planning arrangements will not be adversely impacted by the proposed use; and 3) may object to other developments within the DEPZ, depending on the individual or cumulative impact on off-site emergency planning arrangements. ONR does not consider that the site is suitable for a high development density.
2	'Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road	Residential development (10 dwellings)	-	OCZ	ONR is unlikely to object to this proposed use.
3	Green Park Business Park, Reading	Safeguarding the area as a core employment area and encouraging and facilitating its on-going regeneration and evolution in accordance with economic needs	-	OCZ	ONR is likely to object to this development unless the West Berkshire District Council emergency planner responsible for the AWE Burghfield off-site plan provides adequate assurance that any adverse impact on the operability and viability of the off-site emergency plan could be mitigated.
15	Lane End House, Shinfield Road	Residential development (5 dwellings)	-	OCZ	ONR is unlikely to object to this proposed use.

Best regards.

From: Wokingham Borough Council [<mailto:LPU@wokingham.gov.uk>]

Sent: 18 March 2020 12:11

To: ONR Land Use Planning

Subject: Local Plan Update Newsletter

LOCAL PLAN UPDATE NEWSLETTER



Extension to Local Plan Update consultation

The deadline for responses to the current draft Local Plan Update consultation has been extended for an extra 2 weeks and will now run until **5pm Friday 3 April 2020**.

You can find all documents and details of the consultation on our website at www.wokingham.gov.uk/localplanupdate.

For more information, please email LPU@wokingham.gov.uk

Copyright © 2020 Wokingham Borough Council, All rights reserved.

Our mailing address is:

LPU@wokingham.gov.uk

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)

This email was sent to ONR-Land.Use-Planning@onr.gov.uk

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Wokingham Borough Council · WBC Civic Offices · Shute End · Wokingham, Berkshire RG40 1WR · United Kingdom



From: Wokingham Borough Council [<mailto:LPU@wokingham.gov.uk>]

Sent: 03 February 2020 17:18

To: ONR Land Use Planning

Subject: Local Plan Update Newsletter

LOCAL PLAN UPDATE NEWSLETTER



Draft Local Plan Consultation

Wokingham Borough Council is consulting on the Local Plan Update, which will guide where and how growth will take place in the borough in the years up to 2036.

Wokingham Borough is an ever popular place to live, with a strong economy and high quality of life. This popularity causes a huge challenge to provide the homes we need. We need to provide these homes for the future in the right way.

This consultation asks you to consider the proposed approach on how and where development will take place in the borough over the next 15 years. You will be able to review policies on topics such as climate change, valued landscapes and affordable housing. You will also be able to let us know your thoughts on where the new housing is proposed to go.

This consultation runs from **Monday 3 February 2020 to 5pm on Friday 20 March 2020**.

You can find all documents and details of the consultation on our website at www.wokingham.gov.uk/localplanupdate.

We are running a number of events during the consultation. Come along to the following locations to find out more and ask any questions.

7- 9pm at:

Grazeley Village Memorial Hall, Church Lane, Grazeley, RG7 1LD - **Wednesday**

26 February 2020

St. Crispins School, Sixth Form Atrium, London Road, Wokingham, RG40 1SS -

Monday 2 March 2020

Oakwood Centre Woodley, Headley Road, Woodley, RG5 4JZ - **Tuesday 10**

March 2020

10am - 1pm at:

Dinton Activity Centre conference room, Sandford Lane, Hurst, RG10 0SU -

Thursday 5 March 2020

New timetable for local plans

On 15 January 2020 the council's executive approved an updated Local Development Scheme (LDS) outlining the timetable for the Local Plan Update and Minerals and Waste Local Plan.

The LDS can be seen on our website at www.wokingham.gov.uk/localplanupdate.

For more information, please email LPU@wokingham.gov.uk

Copyright © 2020 Wokingham Borough Council, All rights reserved.

Our mailing address is:

LPU@wokingham.gov.uk

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)



This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

From: [REDACTED]
Sent: 21 January 2019 15:01
To: LPU@wokingham.gov.uk
Cc: [REDACTED]
Subject: RE: Local Plan Update Newsletter

Dear Sir/Madam,

In response to your email dated 12th November 2018 please find below ONR's response to the Wokingham Borough Local Plan Update consultation.

1. ONR is the enforcing authority for the provisions of the Radiation (Emergency Preparedness & Public Information) Regulations (REPPiR 2001), insofar as they apply to nuclear sites. These provisions currently include the requirement that local emergency planning authorities are required to put in place an adequate off-site emergency plan, to secure the health and safety of persons within the detailed emergency planning zone (DEPZ) should a reasonably foreseeable radiation emergency occur. The guidance that supplements the current regulations recommends that the emergency plan should be extendible to provide rapid and effective mitigation for more serious radiation emergencies which, although extremely unlikely, could occur and have an adverse impact on persons outside the DEPZ.

The Local Authority responsible for the Burghfield off-site emergency plan under REPPiR 2001 is West Berkshire District Council and the Burghfield DEPZ is described as a land area that varies between 1.3km -2.1 km of the site centre point at grid reference SU684680 N - [Determination of the Off-Site Emergency Planning and Public Information Areas for the AWE Plc Nuclear Licensed site of Burghfield](#).

When responding to consultations regarding proposed residential developments around the Burghfield nuclear licensed site, ONR's advice is normally based on whether or not the West Berkshire District Council Emergency Planner has provided adequate assurance that the proposed developments can be accommodated within their off-site emergency planning arrangements. However, as previously communicated to Wokingham Borough Council, ONR has a particular concern regarding the effect of potential cumulative residential developments (or single large scale developments) in the immediate vicinity (within the DEPZ) of the Burghfield site and considers that such developments have the potential to adversely impact the degree of protection provided to certain members of the public. This is due to the fact that close proximity to site increases the likelihood that evacuation of residents would require consideration in the event of a nuclear emergency and increases the possibility that properties may be affected by such an emergency prior to the residents receiving notification of the emergency (and the immediate countermeasures required).

ONR would be likely to object to residential developments within the DEPZ and that preference should be given to land allocations that are not within the DEPZ.

2. Additionally, ONR requests that we are consulted regarding any proposed developments within a 5km outer consultation zone (OCZ) around the Burghfield site ([ONR's Land Use Planning Policy](#) refers). Proposed developments outside the DEPZ but within the OCZ could have an adverse impact on the extendibility of the off-site emergency plan

ONR would be likely to object to large scale developments within the OCZ unless the West Berkshire District Council emergency planner provides adequate assurance that any adverse impact on the extendibility of the off-site emergency plan could be mitigated.

3. Specific comments on the Local Plan Update consultation document are as follows:

- The Local Plan Update refers to the government's National Planning Policy Framework (NPPF), but does not make specific reference to NPPF paragraph 95 which states:

Planning policies and decisions should **promote public safety and take into account wider security and defence** requirements by:

a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁴¹. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and

b) recognising and supporting development required for operational defence and security purposes, and ensuring that **operational sites are not affected adversely by the impact of other development proposed in the area.**

MOD have confirmed that the AWE sites are operational sites within the defence estate and therefore paragraph 95 applies.

The definition of ‘operational Crown land’ set out in the GPDO 2015 is:

- (a) Crown land which is used for operational purposes; and
- (b) Crown land which is held for these purposes.

‘Operational purposes’ is defined as ‘the purposes of carrying on the functions of the Crown...’ – in this case Defence.

- The Local Plan Update focuses on 5 distinct areas:

Urban Western Area
 Wokingham Area
 South Western area
 South Eastern Area
 Northern area

Part of the South Western Area lies with the Burghfield DEPZ and OCZ and a very small part of the Urban Western Area lies within the OCZ. ONR notes that the large scale Grazeley development within the South Western Area lies partially within the DEPZ and OCZ and two small scale developments at Pond Green Fields and Pond Green Yard within the South Western Area lie within the DEPZ.

Question 7 of the Local Plan Update consultation document asks “Which locations in the borough do you feel are best suited to being more flexible with building heights and development densities?”

ONR considers locations should only be considered suitable for taller buildings and higher density development if they lie outside the DEPZ and OCZ in order to restrict the impact of future development on the off-site emergency plan. Therefore, preference should be given to excluding proposed developments within the DEPZ and large scale developments within the OCZ from the Local Plan Update;

- ONR notes and welcomes the fact that all the potential sites with allocations for pitches for Gypsy and Travellers and plots for Travelling Show People are outside the ONR consultation zones.
- Questions 11 and 22 of the Local Plan Update consultation document ask ‘Do you have any comments on the any of the promoted areas of land in the ‘Urban Western Area’/ ‘South Western area’? Please include site references where appropriate’. ONR’s specific comments relating to proposed development sites that lie within the DEPZ and the OCZ are given below.

Site reference	Address	Site Size (Ha)	Land use proposed by the promoter	Within DEPZ	Within OCZ	ONR detailed comments
5SH001	Land adjacent to North Lodge, Basingstoke Road	3.17	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH002	Land west of Basingstoke Road	4.32	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH003	The Paddock, Croft Lane	0.88	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH005	Derydene, Basingstoke Road	1.26	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH006	Land off Winston Close	3.51	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH007	Land off Sussex Lane	0.71	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH008	Land between Orchard House, Sunways and Greenfields, Croft Road	0.38	Housing (C3 Planning Use Class). Self-Build.		OCZ	ONR are unlikely to object to this proposed use.
5SH009	Land Adjacent to East side of Oakbank School	0.75	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.

5SH010	Lane at Grazeley Road	4.1	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH011	Lane off Sussex Lane	0.71	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH013	Body's Farm, Basingstoke Road	36.3	Housing (C3 Planning Use Class).		OCZ	ONR may object to this development unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use. ONR do not consider that the site is suitable for a high development density.
5SH014	Land off Sussex Lane	4	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH016	Land at Three Mile Cross, Church Lane	13.1	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH017	Land at Highlands	33.8	Housing (C3 Planning Use Class).		OCZ	ONR may object to this development unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use. ONR do not consider that the site is suitable for a high development density.
5SH018	Lane End Villas	1.56	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH019	Parklands, Basingstoke Road	4.51	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH021	Land at Kirtons Farm Road	4.43	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Offices, other than a use within A2 (B1a Planning Use Class). Research and development of products and processes (B1b Planning Use Class). Light Industry (B1c)		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH022	Land at The Manor, Church Lane	1.6	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH023	Land east of Hyde End Road	6.27	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH024	Land North West side Church Lane	7.1	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH025	Land South of Cutbush Lane	13.6	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH026	Land South of Millworth Lane	2.39	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH027	Land West of Hyde End Road	2.92	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.

5SH029	Land at Grazeley	224	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Self-Build. Shops (A1 Planning Use Class). Financial and Professional Services (A2 Planning Use Class). Restaurants and Cafes (A3). Drinking Establishment (D2)	DEPZ	OCZ	In respect of land within the detailed emergency planning zone: 1) ONR object to the development of C2 Planning Use Class within the zone; 2) ONR are likely to object to C3 development within the zone unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the viability, operability and extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use; and 3) may object to other developments within the DEPZ, depending on the individual or cumulative impact on off-site emergency planning arrangements. In respect of land that lies within the OCZ, ONR may object to this development unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use. ONR do not consider that the site is suitable for a high development density.
5SH030	Rose Cottage, Croft Road	0.33	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH031	Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road	0.05	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH033*	Land at Grazeley Road	4.14	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH035	Land at Highlands, Basingstoke Road	32.7	Housing (C3 Planning Use Class).		OCZ	ONR may object to this development unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use. ONR do not consider that the site is suitable for a high development density.
5SH040	Land at Grazeley, south of M4 Motorway Junction 11 and west of MereOak Lane	211	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class). Shops (A1 Planning Use Class). Restaurants and Cafes (A3 Planning Use Class). Light Industry (B1c Planning Use Class). General Industrial (B2 Planning Use Class). Storage	DEPZ	OCZ	In respect of land within the detailed emergency planning zone: 1) ONR object to the development of C2 Planning Use Class within the zone; 2) ONR are likely to object to C3 development within the zone unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the viability, operability and extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use; and 3) may object to other developments within the DEPZ, depending on the individual or cumulative impact on off-site emergency planning arrangements. In respect of land that lies within the OCZ, ONR may object to this development unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use. ONR do not consider that the site is suitable for a high development density.
5SH041*	Great Lea Farm, Three Mile Cross	2.87	Housing (C3 Planning Use Class). Offices, other than a use within A2 (B1a Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH042	Land at Basingstoke Wood. Spencers Wood	4.5	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use. However, due to the size of the development plot and its location within the Outer Consultation Zone, ONR do not consider that the site is suitable for a high development density.
5SH043	Land to the North of Brookers Hill	0.91	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.

5SH044	Dobbies Garden Centres Limited	2.4	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH045	18 Sevenoaks Drive, Spencers Wood	0.47	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH046	18 Sevenoaks Drive	0.72	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SH047	Pond Green Fields	2.4	Housing (C3 Planning Use Class).	DEPZ		ONR are likely to object to C3 development within the DEPZ unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the viability, operability and extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use; and may object to other developments within the DEPZ, depending on the individual or cumulative impact on off-site emergency planning arrangements.
5SH048	Pound Green Yard	0.9	Housing (C3 Planning Use Class).	DEPZ		ONR are likely to object to C3 development within the DEPZ unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the viability, operability and extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use; and may object to other developments within the DEPZ, depending on the individual or cumulative impact on off-site emergency planning arrangements.
5SW001*	Land on the North East side of Part Lane and the South West side of Church Road, Part lane	1.77	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SW004*	Land off Basingstoke Road	28.1	Not stated		OCZ	ONR may object to this development unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use. ONR do not consider that the site is suitable for a high development density.
5SW006*	Land off Basingstoke Road	3.62	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SW008*	Arkley, Lambs Lane	0.03	Housing (C3 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SW013	Land adjoining Lambs Farm Business Park	1.66	Offices (B1 Planning Use Class). Storage or distribution (B8 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.
5SW015	Loddon Court Farm, Beech Hill Road	35	Housing (C3 Planning Use Class).		OCZ	ONR may object to this development unless the emergency planners responsible for the AWE Burghfield off-site plan provide adequate assurance that the extendibility of their emergency planning arrangements will not be adversely impacted by the proposed use. ONR do not consider that the site is suitable for a high development density.
5SW018	Land to the east of Basingstoke Road and south of The Street	1.31	Housing (C3 Planning Use Class). Residential Institutions (C2 Planning Use Class).		OCZ	ONR are unlikely to object to this proposed use.

*Sites not able to be located on the interactive map and therefore assumed to lie within the OCZ.

Kind regards



[REDACTED]

From: Wokingham Borough Council [<mailto:policyandplans@wokingham.gov.uk>]

Sent: 12 November 2018 14:49

To: ONR Land Use Planning

Subject: Local Plan Update Newsletter

LOCAL PLAN UPDATE NEWSLETTER



Local Plan Update Consultation

Wokingham Borough Council is consulting on the Local Plan Update, which will guide where and how growth will take place in the borough in the years up to 2036.

Wokingham Borough is an ever popular place to live, with a strong economy and high quality of life. This popularity causes a huge challenge to provide the homes we need. We need to provide these homes for the future in the right way - and with your involvement.

This consultation asks you about where you think development should go and whether there are locations suitable for higher densities and taller buildings. There are also questions about land for new employment centres. You will be able to see all of the land being put forward for development as part of this process and provide comments on its suitability.

This consultation runs from **Monday 12 November 2018 to 4pm on Friday 15 February 2019.**

You can find all documents and details of the consultation on our website at www.wokingham.gov.uk/localplanupdate.

We are running a number of events during the consultation. Come along to the following locations to find out more and ask any questions.

All events run from 7pm to 9pm.

Winnersh Community Centre, New Road, RG41 5DU - **Tuesday 4 December 2018**

Wokingham Without The Howard Palmer Room, St. Sebastian's Memorial Hall, RG40 3BA - **Monday 7 January 2019**

Twyford Loddon Hall, Loddon Hall Road, RG10 9JA - **Thursday 10 January 2019**

Wokingham Town Hall, Market Place, RG40 1AS - **Wednesday 16 January 2019**

Shinfield Ryeish Green Sports Centre, Hyde End Road, RG7 1EP - **Tuesday 22 January 2019**

Arborfield Henry Street Garden Centre, Swallowfield Road, RG2 9JY - **Wednesday 30 January 2019**

Earley Trinity Church, Chalfont Close, RG6 5HZ - **Wednesday 6 February 2019**

Woodley Oakwood Centre, Headley Road, RG5 4JZ - **Tuesday 12 February 2019**

For more information, please email LPU@wokingham.gov.uk

Copyright © 2018 Wokingham Borough Council, All rights reserved.

Our mailing address is:

LPU@wokingham.gov.uk

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)

This email was sent to ONR-Land.Use-Planning@onr.gov.uk

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Wokingham Borough Council · WBC Civic Offices · Shute End · Wokingham, Berkshire RG40 1WR · United Kingdom



This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
