



The Oakwood Centre, Headley Road, Woodley, Berkshire, RG5 4JZ
www.woodley.gov.uk

To: **Members of the Planning and Community Committee**
Councillors P. Wicks (Chairman); D. Bragg; J. Cheng; C. Jewell; M. Nagra;
S. Rahmouni; J. Sartorel; R. Skegg; B. Soane;

NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at the Oakwood Centre at 7:45 pm on Tuesday 1 February 2022, at which your attendance is requested.

The Town Council reserves the right to record and broadcast this meeting. Anybody attending the meeting will, by virtue, consent to having their image and audio recorded for this purpose.

Kevin Murray
Deputy Town Clerk

A G E N D A

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 4 JANUARY 2022** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 4 January 2022 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS** Page 13
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)**
5. **PLANNING DECISIONS** Page 14
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)**

6. **PLANNING APPEALS**

To note the following appeal decision:

Application: 211199
Location: 26 Hudson Road, Woodley, RG5 4EW
Proposal: Householder application for the proposed erection of a first floor side extension including insertion of 4 no. roof lights. (Woodley Town Council did not object to the proposal.)
Details: Appeal against refusal of planning permission.
Decision: The appeal was allowed and planning permission was granted.

7. **EXISTING LAWFUL DEVELOPMENT CERTIFICATE NOTIFICATION**

This type of application does not require consultation.

To note application 220010:

Location: 15 Hudson Road, Woodley, RG5 4EN
Proposal: Application for a certificate of existing lawful development for the erection of a single storey rear extension and relocation and extension of the detached garage to form a garage/ancillary outbuilding.

8. **TREE PRESERVATION ORDERS**

Applications for works to trees

This type of application does not require consultation.

To note application 214181:

Location: TPO 0025/1971, AREA 1: 2 Wildwood Close, Woodley, RG5 3BY.
Proposal: T1, Ash – Pollard by 5-6 metres.
T3, Oak – Remove epicormic growth on stem up to the first main fork and reduce the canopy by 2-3 metres to previous pruning points.

To note application 214172:

Location: TPO 0003/1951: 85 Nightingale Road, Woodley, RG5 3LY.
Proposal: T1 Silver Birch – Crown reduction of 5m

To note application 220120:

Location: TPO 0025/1971, AREA 1: Land north of, Wildwood Close, Woodley, RG5 3BY.
Proposal: T1, Oak – Fell dead tree, leaving stump approx. 2 metres in height.
T2, Oak - Fell leaning tree with damaged stem, leaving stump approx. 1.5 metres in height.
T3, Holly - Reduce height by 1.5 metres.

9. **PAVEMENT LICENSE APPLICATION**

To note that notification has been received from Wokingham Borough Council of the following application for a Pavement License under section 2 of the Business and Planning Act 2020:

Site: Greggs - 136-142 Crockhamwell Road Woodley RG5 3JH
Details: Application for land adjacent to the above for the operation of refreshment facilities
Operating Times: Mondays to Saturdays 07:00 (7am) to 18:00 (6pm)
Sundays 08:00 (8am) to 16:30 (4:30pm)

The Town Council's comments were required prior to this meeting. Details of the application were circulated to the Committee and Members' views sought.

Concerns were raised regarding early morning noise which may be caused by for residents of the flats above, as well as the siting of the tables and chairs immediately in front of the shop frontage blocking the natural pedestrian walkway and waterproof awning. These concerns were submitted to Wokingham Borough Council by the deadline.

10. **TELECOMMUNICATIONS PRE-APPLICATION CONSULTATION**

To note that communication has been received from Cornerstone regarding the proposed upgrade of the Vodafone radio base station on Woodlands Avenue, Woodley. The proposed upgrade will involve the replacement of the existing 17.5-metre streetpole with a new 20-metre streetpole accommodating 6no. antennas, approximately 7.8-metres east of its currently location, as well as the relocation of 1no. equipment cabinet, the upgrade of the equipment cabinets, and any ancillary work.

Cornerstone provided the Town Council with 14 days to submit any comments prior to an application being submitted to the Local Planning Authority. As comments were required prior to this meeting, details were circulated to the Committee and Members' views sought. No objections were raised.

11. **WOKINGHAM BOROUGH COUNCIL – ACTIVE TRAVEL FUND**

In March 2021 Wokingham Borough Council sought residents' views on the provision of new cycling facilities in the borough (P&C 23 March 2021 – minute 193). The consultation included a proposal to improve the provision between Woodley and Reading, and in July 2021 WBC issued a press release to say they would be progressing this and further consultation would take place later in the year (P&C briefing note – 13 July 2021).

WBC have now designed the proposed scheme and are seeking views on the specific proposals (***Appendix 11a***). The consultation runs from 24 January and the consultation questions are included at ***Appendix 11b***.

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Members are asked to consider a response to the consultation. Responses are required by 21 February 2022.

12. **WOKINGHAM BOROUGH COUNCIL DRAFT ANTI-POVERTY STRATEGY 2022-26**

To note correspondence received from Wokingham Borough Council regarding the draft Anti-Poverty Strategy 2022-26 consultation, attached at ***Appendix 12a***.

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The consultation questions are included at ***Appendix 12b***.

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Members are asked to consider a response to the consultation. Responses are required by 21 February 2022.

13. **WOKINGHAM LOCAL PLAN – TWYFORD GARDENS**

To note correspondence received from Berkeley Strategic Lane Limited regarding the outline proposals for the Twyford Gardens development, attached at ***Appendix 13***.

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Members are asked to consider whether to provide feedback to Berkeley Strategic in relation to the proposed Twyford Gardens development.

14. **EARLEY STATION FOOTBRIDGE UPDATE**
To note the update on the Earley Station Footbridge project provided by the Chairman, attached at ***Appendix 14.*** Page 51
15. **PUBLICATIONS/INFORMATION**
To note receipt of the following:
 - CCB Action for All eBulletin – January 2022
 -
16. **FUTURE AGENDA ITEMS**
To consider suggestions for future agenda items.
17. **PUBLICITY/WEBSITE**
To consider suggestions for items to be publicised.
18. **ENFORCEMENT ISSUES**
a) To note the enforcement notifications listed in ***Appendix 18a.*** Page 53
b) To note the enforcement case closures listed in ***Appendix 18b.*** Page 54
19. **EXCLUSION OF PUBLIC AND PRESS**
To resolve that in line with Standing Order 1c), in view of the confidential nature of the business about to be transacted in relation to personal information, it is advisable in the public interest that the public and press are temporarily excluded and they are asked to withdraw for item 20 on the agenda.
20. **CITIZENS' AWARDS**
To consider the nominations received for the Citizens' Awards. (***Appendix 20, enclosed for Committee Members***)

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 4 January 2022 at 7:45 pm

Present: *Councillors: J. Cheng (Chairman); D. Bragg; C. Jewell; J. Sartorel; R. Skegg;*

Officers present: *M. Filmore, Committee Officer; K. Murray, Deputy Town Clerk*

Also present: *3 members of the public*

55. **APOLOGIES**

Apologies for absence were received from Councillor M. Nagra, S. Rahmouni, B. Soane and P. Wicks.

56. **DECLARATIONS OF INTEREST**

Councillor D. Bragg – Prejudicial interest: Agenda item 10: Revised estimates 2021/22 and budget estimates 2022/23, as this item included the Annual Grant applications for 2022/23 and Councillor Bragg is a trustee of Citizens Advice Wokingham, who have applied for a grant.

Councillor Bragg took no part in the discussion or decision regarding the annual grant application from Citizens Advice Wokingham.

57. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 30 NOVEMBER 2021**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 30 November 2021 be approved and be signed by the Chairman as a true and accurate record.

58. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix A**.

59. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting, as given in the agenda.

60. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision:
Application: 210734
Location: 13 Renault Road, Woodley, RG5 4EY
Proposal: Extension to the front, side and rear of house, loft conversion with integrated PV cells on the roof and an adjustment to onsite parking.
Details: Appeal against refusal of planning permission.
Decision: The appeal was dismissed.

61. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 214024:
Location: 19 Roslyn Road, Woodley, RG5 3HP
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00m, for which the maximum height would be 3.40m and the height of the eaves 2.98m.

62. **ADVERTISEMENT CONSENT NOTIFICATION**

RESOLVED:

- ◆ To note application 213914:
Location: Unit 9 Base 329, Headley Road East, Woodley, RG5 4AZ
Proposal: Application for advertisement consent for 2 no. externally illuminated fascia signs and 1 no. non-illuminated fascia sign.

63. **TREE PRESERVATION ORDERS**
Applications for works to trees

RESOLVED:

- ◆ To note application 213657:
Location: TPO 170/1980 T2, G2 and G3: 4, 5, 6 and Land to the North of Peel Close, Woodley, RG5 4SR.
Proposal: T1, Lime (G3 on TPO) – Crown lift to 6m; crown thinning by 15-20%. T2, Lime (G3 on TPO) – Crown lift to 6m; crown thinning by 15-20%. T3, Lime (G3 on TPO) – Crown lift to 6m; crown thinning by 15-20%. T4, Lime (G3 on TPO) – Crown lift to 6m; crown thinning by 15-20%. T5, Lime (G3 on TPO) – Crown lift to 6m; crown thinning by 15-20%.
- ◆ To note application 213890:
Location: TPO 0003/1951, WOODLAND 3: 65 and 67 Woodlands Avenue, Woodley, RG5 3HF.
Proposal: T1, Oak – Fell to ground level. T2, Holly – Fell to ground level. T3, Oak – Remove major deadwood. T4, Sycamore – Crown lift to approx.. 4m where the tree overhands no. 65 Woodlands Avenue.
- ◆ To note application 213900:
Location: TPO-0169-1979-A2 and TPO-0169-1979-A3: Dinton Pastures Woodland, Sitting Between, The Bader Way, And Kingsford Close.
Proposal: T1, Ash – Reduce height to gain 7m clearance from the network. G2, Oak/Willow – Side prune to gain 7m clearance from the network. G3, Oak – Reduce height and side prune to gain 7m clearance from the network.
- ◆ To note application 213808:
Location: Section 211 Notification for works in a conservation area: St John the Evangelist Church, Church Road, Woodley, RG5 4QJ
Proposal: T44, Leyland Cypress – Remove all snapped and hanging branches and any branch that has suffered significant damage. T45, Leyland Cypress – Remove all snapped and hanging branches and any branch that has suffered significant damage

64. **REVISED ESTIMATES 2021/22 AND BUDGET ESTIMATES 2022/23**

Members considered Report No. PC 1/22 and the applications received for grant funding for 2022/23.

Councillor Bragg took no part in the discussion regarding the grant application for Citizens Advice Wokingham.

When considering the annual grant application received from First Days Children’s Charity Members noted that over £3,000 of the requested £5,000 grant was due to be spent on staffing costs. The Committee recommended a reduced grant sum be considered of £4,000.

When considering the annual grant application received from Readibus, Members recommended providing a grant equivalent to £7.50 per journey based on the number of journeys made by Woodley Residents last year, which was stated as 2,187 in the grant application. This works out to be £16,402.50, with Members rounding this up to a recommended grant of £16,500.

RESOLVED:

- ◆ To note Report No. PC 1/22.
- ◆ To recommend that the Revised Budget Estimates for 2021/22, as set out in the Budget Appendix, be approved.
- ◆ To recommend to the Strategy and Resources Committee that the following Annual Grants be awarded for 2022/23:

ARC Youth Counselling	£5,000
Citizens Advice Wokingham	£7,000
First Days Children’s Charity	£4,000
Keep Mobile	£1,000
Readibus	£16,500
The Link Visiting Scheme	£1,000
The Wokingham Volunteer Centre	£300

Total £34,800

- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2022/23, subject to the adjusted figures above, be approved.

Voting: For: 4 Against: 0 Abstentions: 0

65. **EARLEY STATION FOOTBRIDGE UPDATE**

RESOLVED:

- ◆ To note that a site visit will take place on 20 January 2022 at 10am.
- ◆ That the Committee Officer will submit the following questions to the Wokingham Borough Council Planning Officer in advance of the site visit, specifically in relation to the Woodley side of the proposed footbridge:
 - How much land is due to be taken up by the proposed designs?
 - What landscaping will be put in to ensure the new structure is not unsightly?
 - Who owns the land?

66. **THAMES VALLEY POLICE COMMUNITY SPEEDWATCH SCHEME**

The Committee Officer provided the Committee with an update on the Community Speedwatch (CSW) scheme following a conversation he had with the Thames Valley Community Speedwatch Coordinator, PC Lee Turnham.

PC Turnham had advised that the scheme was intended to be community led. It was envisaged that where members of the public had concerns over speeding within their area they would be directed to set up or join an existing CSW group in their area. CSW groups are set up and managed on the Community Speedwatch UK website. Volunteers registered with a group are then able to book sessions using the website, indicating the location at which they will be operating and booking out equipment owned by their group. After a session, a volunteer can then upload the data at home which will automatically generate warning letters where relevant.

PC Turnham advised that the previous CSW schemes operated by Thames Valley Police had been disparate, with individual policing areas operating a variety of different schemes. PC Turnham was employed in 2020 to provide a more coordinated approach. He advised that the benefit of the new scheme was that it enabled members of the public to get involved directly, with the ability to purchase all the equipment they need to operate a CSW within their area for no more than £200. PC Turnham did confirm that the existing equipment held by the Town Council was still approved for use with the scheme.

Members noted that, in 2018, the Council had approved the use of £7,000 to purchase Speedwatch equipment, of which £5,611.78 had been spent. Members agreed that they were committed to ensuring a CSW scheme was setup within Woodley, and that the equipment originally purchased continued to be used.

Members noted that Finchampstead Parish Council were previously recognised as operating a successful Speedwatch scheme, and wished to understand how they were interacting with the new Thames Valley Police scheme.

Members noted there was a need to understand the requirement and cost of providing appropriate CSW signage in the area to enable Speedwatch operations to take place.

RESOLVED:

- ◆ To contact Finchampstead Parish Council to understand how they are currently operating their Community Speedwatch Scheme in view of the new Thames Valley Police scheme.
- ◆ To register a Woodley Community Speedwatch Scheme with Thames Valley Police.
- ◆ To publicise a request for interest from members of the public in becoming Community Speedwatch volunteers.

RECOMMENDED:

- ◆ To recommend to the Strategy and Resources Committee that £1,000 be allocated for the purchase and installation of appropriate Community Speedwatch signage around Woodley.

67. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – November 2021
 - Wokingham Borough Council Special Local Plan Update Newsletter – December 2021
 - CCB Action for All e-Bulletin – December 2021
 - Me2 Club Newsletter – December 2021

68. **FUTURE AGENDA ITEMS**

Members requested that two regular items were added to future Planning and Community agendas covering Community Issues and Highways Issues. These would provide an opportunity for Members to raise relevant issues which have come to their attention in the past month.

69. **PUBLICITY/WEBSITE**

There were no further suggestions for items to be publicised.

70. **ENFORCEMENT ISSUES**

RESOLVED:

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.

The meeting closed at 9:35 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 4 January 2022

Application No. & Address	Proposal
213817 24 Hawthorn Crescent, Woodley, RG5 4FH	Householder application for the proposed development of a shed outbuilding in the garden to be used as a gym and an eating area (retrospective).
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the grounds that the out building is overbearing and reduces the amount of amenity space. Buildings on this development were planned with minimal garden space, and the excessive size of this out building leaves insufficient amenity (ie garden) space. This could cause a precedent. The Planning & Community Committee also felt the out building was too close to the boundary with neighbouring properties. The Committee also noted comments from neighbours that the drainage was not suitable, with the outbuilding causing water to drain onto neighbouring fences.	
213913 Unit 9 Base 329, Headley Road East, Woodley, RG5 4AZ	Full application for the proposed change of use from Class E(g)(iii) research and development to Class E(e) veterinary practice, plus associated external alterations including installation of air transfer grilles and air conditioning units (chiller units), infilling of roller shutter door and insertion of new fenestration.
Observations: No objections	
213930 10 Arundel Road, Woodley, RG5 4JL	Householder application for the proposed erection of a part single part two storey side extension following demolition of existing garage, erection of single storey rear extension with no.2 roof lights following demolition of existing conservatory, erection of a single storey front extension.
Observations: No objections	
213980 6 Bosworth Gardens, Woodley, RG5 3RS	Householder application for the proposed conversion of garage to create habitable accommodation, erection of single storey front porch, changes to fenestration, single storey rear extension, and single storey side / rear extension, to include installation of 2 no. rooflights to the existing ground floor roof, to include dropped kerb to the front of the dwelling.
Observations: No objections	
213983 78 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed development of a porch, side and rear extension.
Observations: No objections	

213993 18 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed development of a single storey rear extension and new pitched roof to existing side extension.
Observations: No objections	
214009 44 Coppice Road, Woodley, RG5 3RA	Householder application for the proposed installation of a dropped kerb and new access to the front of the property.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the grounds that the proposed dropped kerb would cause a loss of public amenity space. The Committee also noted that there was existing parking provision at the rear of the property.	
214030 2 Chaffey Close, Woodley, RG5 4EQ	Householder application for the proposed loft conversion to create habitable accommodation, including the insertion of 1no. dormer and 2no. roof lights.
Observations: No objections	
214037 11 Cottessmore Road, Woodley, RG5 3NX	Householder application for a proposed new garage, single front and rear extension including garage conversion with first floor side extension.
Observations: The Planning & Community Committee considered this application and, whilst they did not have any specific objections, there were concerns regarding potential massing, and also the loss of light to the neighbouring property at 13 Cottessmore Road. <i>(NOTE: Cllr Jewell requested for it to be recorded that she voted to object to this application)</i>	
214058 39 Western Avenue, Woodley, RG5 3BJ	Householder application for the proposed development of a single storey rear & side extensions including removal of pitched roof to the existing rear extension following demolition of the existing detached garage.
Observations: No objections	
214082 41A Crockhamwell Road, Woodley, RG5 3JZ	Householder application for the proposed development of a single storey flat roof extension to the rear of the detached dwelling.
Observations: No objections	
214101 15 Dartington Avenue, Woodley, RG5 3PD	Householder application for the proposed erection of a single storey front extension and first floor side extension, including the insertion of 2no. roof lights.
Observations: The Planning & Community Committee considered the revised proposal and whilst, as with the previous application, there were no specific objections the Committee once again wished to highlight the WBC Design Guide, which states: "the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary."	

214103 81 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed development of a single storey rear and side extension.
Observations: No objections	
214113 28 Bruce Road, Woodley, RG5 3DZ	Householder application for the proposed erection of a double side extension and single rear extension. Demolition of garage.
Observations: The Planning & Community Committee considered this application and, whilst they did not have any specific objections to the extensions, there were concerns that the proposed parking provision would require the loss of the verge, hedge and wall to the front of the property for it to be workable which would be out of keeping with the neighbouring property.	
214146 189 Fairwater Drive, Woodley, RG5 3JQ	Householder application for the proposed erection of a front extension to include new fenestrations & steps.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Out of keeping with neighbouring properties - Out of character with the street scene - Could set a precedent 	
214162 12 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed development of a two storey side/rear extension and single storey porch.
Observations: No objections	

Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
214173 Land adjacent to Sonning Golf Club, Duffield Road/Pound Lane, Sonning, Reading, RG4 6GJ	ADJOINING PARISH CONSULTATION Full application for the proposed development of a specialist dementia residential care home (Use Class C2) with the creation of new pedestrian, cycle and vehicular access, plus landscaping and associated works.
214182 10 Warren Road, Woodley, RG5 3AP	Householder application for the proposed erection of two/single storey rear extension, loft conversion, single storey side extension, porch and roof lights to side elevation. Demolition to existing garage.
220011 94 Colemans Moor Road, Woodley, RG5 4DN	Householder application for the proposed development of a single storey side extension.
220029 25 Woodlands Avenue, Woodley, RG5 3HN	Householder application for the proposed erection of a pitched roof front canopy, single storey rear extension, to include the insertion of 1no. roof light, loft conversion to create habitable accommodation, including the insertion of 4no. dormers, plus hip to gable roof extension, following demolition of existing outbuilding.
220041 3 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension to create a porch, following demolition of existing porch, plus the insertion of 2 no. rooflights.
220054 83 Butts Hill Road, Woodley, RG5 4NN	Householder application for the proposed raising of the roof to create habitable accommodation, Juliet balcony insertion, changes to fenestration plus front porch extension and insertion of 8 no. rooflights.
220078 74 Roslyn Road, Woodley, RG5 3HS	Householder application for the proposed single storey rear extension with 2 rooflights over to replace existing conservatory.
220108 189 Fairwater Drive, Woodley, RG5 3JQ	Householder application for the proposed erection of a single storey front extension and steps.
220115 53A Rowan Drive, Woodley, RG5 4LN	Householder application for the proposed insertion of a first floor front window.
220122 24 Redwood Avenue, Woodley, RG5 4DR	Householder application for the proposed erection of a part single storey, part two storey, side/rear extension, plus garage conversion to create habitable accommodation.
220133 101 Pound Lane, Sonning, RG4 6GG	ADJOINING PARISH CONSULTATION Outline application for the proposed erection of a 4 storey 70 Bedroom care home with associated parking and servicing following demolition of the existing 2No dwellings and out buildings (Access, scale, Layout and Design to be considered).

Woodley Town Council

PLANNING DECISIONS

REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
NONE	

REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
213740 8 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of a two storey side extension, erection of a part single part, two storey rear extension and associated rear roof alterations, and changes to fenestration and extension of existing loft conversion with dormer.

APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
213520 99 Colemans Moor Road, Woodley, RG5 4DA	Full application for the proposed erection of 2 no. three bedroom dwellings with associated parking, following demolition of the existing dwellinghouse.
213817 24 Hawthorn Crescent, Woodley, RG5 4FH	Householder application for the proposed development of a shed outbuilding in the garden to be used as a gym and an eating area (retrospective).

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
213845 42 Cartmel Drive, Woodley, RG5 3NG	Householder application for the proposed development of a front single storey extension, side first floor extension and rear single storey extension.
213930 10 Arundel Road, Woodley, RG5 4JL	Householder application for the proposed erection of a part single part two storey side extension following demolition of existing garage, erection of single storey rear extension with no.2 roof lights following demolition of existing conservatory, erection of a single storey front extension.
213980 6 Bosworth Gardens, Woodley, RG5 3RS	Householder application for the proposed conversion of garage to create habitable accommodation, erection of single storey front porch, changes to fenestration, single storey rear extension, and single storey side / rear extension, to include installation of 2 no. rooflights to the existing ground floor roof, to include dropped kerb to the front of the dwelling.
213983 78 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed development of a porch, side and rear extension.
214030 2 Chaffey Close, Woodley, RG5 4EQ	Householder application for the proposed loft conversion to create habitable accommodation, including the insertion of 1no. dormer and 2no. roof lights.

Fwd: Wokingham Borough Active Travel Fund – Woodley to Reading Active Travel Route entered a new phase

From: MATTHEW FILMORE <>

To: matthew.filmore@woodley.gov.uk

Date: 24/01/2022 10:38 AM

From: Wokingham Borough Council <notifications@citizenlab.co>

Date: 24 January 2022 at 08:01:58 GMT

To: Matthew Filmore <>

Subject: Wokingham Borough Active Travel Fund – Woodley to Reading Active Travel Route entered a new phase

Reply-To: support@citizenlab.co

A new phase started for project 'Wokingham Borough Active Travel Fund – Woodley to Reading Active Travel Route'

This project entered a new phase on the platform of Wokingham Borough Council . Click on the link below to learn more!

▫ **Wokingham Borough Active Travel Fund – Woodley to Reading Active Travel Route**

We are progressing with our plans to improve the cycle and walking connection between Woodley town centre and Reading borough boundary at Palmer Park.

The scheme includes local measures that prioritise active travel and provide facilities that are safe, attractive and inclusive for all. Our aim is to provide a transport system that connects people and places and supports a sustainable, inclusive and carbon neutral Borough.

The second public consultation will begin on 24 January 2022 and close on **Monday 21 February 2022.**

This project entered the phase 'Second consultation'

Since the initial engagement exercise, we have been using your feedback to develop the design of the Woodley / Reading Active Travel Rout

Discover this new phase

Spring 2021 –
Outline Design
Drawings

Main infrastructure proposals

Woodlands Ave (east of Bulmershe Leisure Centre): footway level segregated cycle track

Woodlands Ave (west of Bulmershe Leisure Centre): stepped cycle track

Church Road: stepped cycle track

Option 1 Anderson Ave: on-carriageway cycling

Option 2 Culver Ln: stepped cycle track for the eastbound (uphill) movement with advisory cycle lane for the westbound movement

Challenges

- X Pinch point sections where cycle movements were in potential conflict with heavy motor traffic flow (above 5000 motor vehicles per day)
- X Inconsistent provision, cycle track going from the pavement to the road and then back on to the pavement
- X Footway and cycle track at minimum recommended width, 1.5m each (east of Bulmershe Leisure Centre)
- X Design required significant loss of green verges (east of Bulmershe Leisure Centre)
- X Likely high level of cost and disruption to build due to extending excavation and utilities work (e.g. road and kerb realignment)
- X Culver Lane (Church Rd – Wykeham Rd) required removal of on-street parking



Autumn 2021
– Preliminary
Designs

Main infrastructure proposals

Woodlands Ave (east of Bulmershe Leisure Centre): One-way street (between Howth Dr – Woodley town centre), westbound lane to be turned into a two-way stepped cycle track

Woodlands Ave (west of Bulmershe Leisure Centre): two-way stepped cycle track

Church Road: two-way stepped cycle track

Option 1 Palmerstone Rd/Culver Ln: on-carriageway cycling / two-way stepped cycle track

Option 2 Anderson Ave: on-carriageway cycling

Challenges

- X Design of certain junctions did not enable cycle movements in all permitted directions
- X Ambiguous provision for cyclists at Howth Dr junction



Winter 2021 –
Preliminary
Designs

Main infrastructure proposals

Woodlands Ave (east of Bulmershe Leisure Centre): One-way street (between Howth Dr – Woodley town centre), eastbound lane to be turned into a two-way stepped cycle track

Woodlands Ave (west of Bulmershe Leisure Centre): two-way stepped cycle track

Church Road: two-way stepped cycle track

Option 1 Palmerstone Rd/Culver Ln: on-carriageway cycling / two-way stepped cycle track

Option 2 Anderson Ave: on-carriageway cycling

- ✓ Coherent, continuous segregated cycle track
- ✓ Reduce through traffic for Woodlands Avenue east
- ✓ Retain significantly more verge area which can be enhanced to improve street scape/place
- ✓ Smooth transitions with junctions enabling cycle movements in all permitted directions
- ✓ Palmerstone Rd identified as a more direct option

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9

NOTES

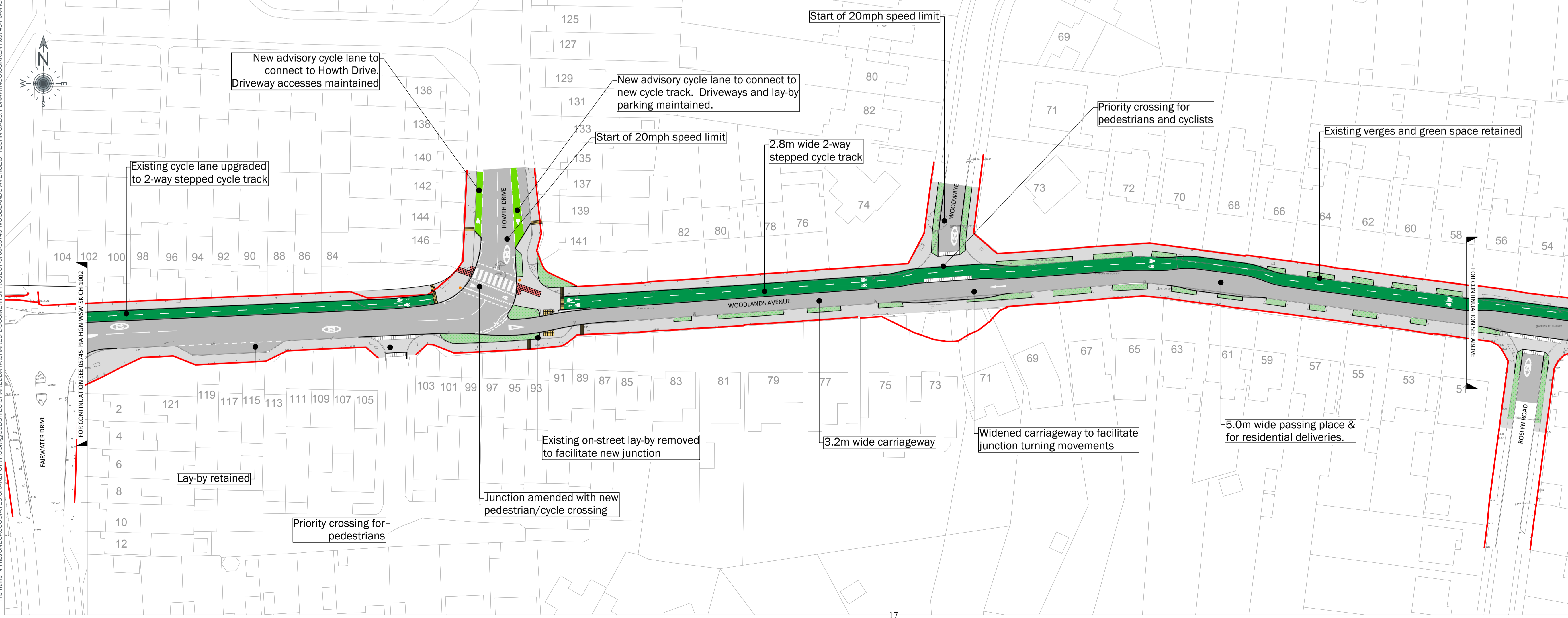
- Do not scale from this drawing.
- All dimensions in metres unless stated otherwise.
- Design is based on Topographical Survey conducted by TGL on behalf of Wokingham Borough Council. (ref: TGL/1313/1 rev. A)
- OS background shown indicatively.
- Highway boundary information provided by WBC and replicated on topographical survey.
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 - The minimum footway width is 2m
 - Controlled crossings provided have a minimum width of 3m
 - Junctions along the route are to be upgraded to Copenhagen continuous crossings, prioritising pedestrian and cyclist movements.
- The design has been developed with no services information, therefore it should be taken as indicative and for discussion purposes only.

KEY

- Highway Boundary
- Carriageway
- Footway
- 2-way Stepped Cycle Track (Raised 50mm above carriageway)
- 2-way Stepped Cycle Track (Raised 50mm above carriageway with additional segregation kerb)
- 1-way on-carriageway advisory cycle lane
- Verge
- Buff Tactile Paving
- Red Tactile Paving
- Hazard Warning Paving



For Cross Section details refer to drawing 05745-PJA-HGN-WSW-SK-CH-1006



P05	14/01/2022	ISSUED FOR CONSULTATION	TI		
P04	22/12/2021	PROJECT TITLE AMENDED	SG	SG	SG
P03	20/12/2021	WBC COMMENTS INCORPORATED	SG	SG	SG
P02	17/12/2021	HATCHING ADDED	TI	SG	SG
P01	26/11/2021	FIRST ISSUE	TI	SG	SG
REV	DATE	REVISION NOTE	DRW	CHK	APP

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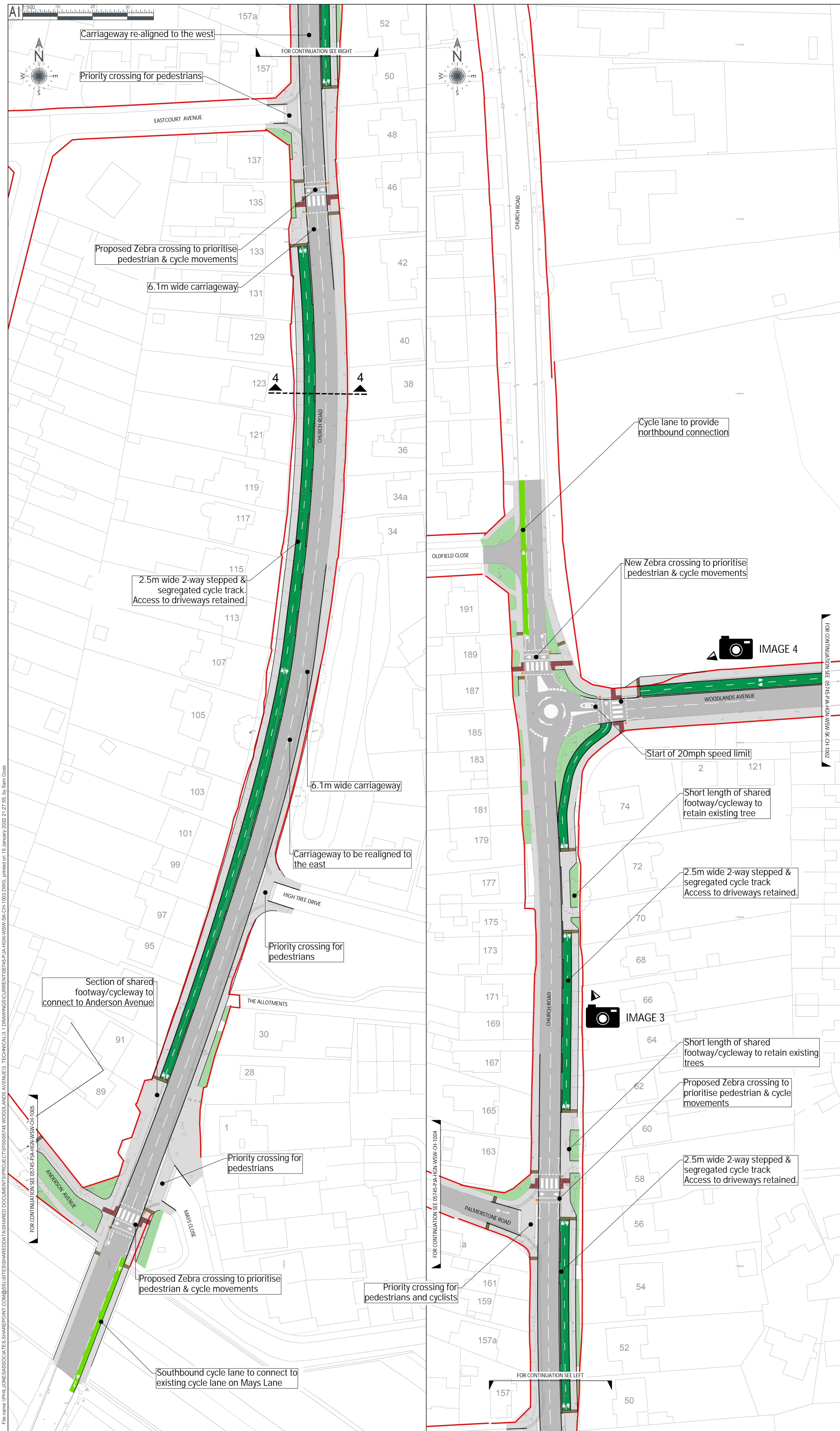
CLIENT
Wokingham Borough Council

PROJECT
Wokingham Borough Active Travel Fund
Woodley/Reading Active Travel Route

DRAWING TITLE
Preliminary Active Travel Design Sheet 1 of 5

PJA JOB No.	SCALE	DATE
05745	1:500	07/01/2022
DRAWING NO.	REVISION	
05745-PJA-HGN-WSW-SK-CH-1001	P05	
DRAWN	CHECKED	APPROVED
TI	SG	SG

File name: \PHILLON\ASSOCIATES\SHAREPOINT\COM\SSLISTES\SHARED\DATA\SHARED DOCUMENTS\CURRENT\05745-PJA-HGN-WSW-SK-CH-1001.DWG, printed on 15 January 2022 21:21:43, by Sam Coles



CDM NOTE

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NOTES

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 - Buff Tactile Paving
 - Red Tactile Paving
 - Hazard Warning Paving
 - Computer Generated Image Location
 - For Cross Section details refer to drawing 05745-PJA-HGN-WSW-SK-CH-1006

PO3	14/01/2022	ISSUED FOR CONSULTATION	TI		
PO2	07/01/2021	PROJECT TITLE AMENDED	TI	SG	SG
PO1	26/11/2021	FIRST ISSUE	TI	SG	SG
REV	DATE	REVISION NOTE	DRW	CHK	APP

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CLIENT

Wokingham Borough Council

PROJECT

Wokingham Borough Active Travel Fund
Woodley/Reading Active Travel Route

DRAWING TITLE

Preliminary Cycle Network Design
Sheet 3 of 5

PJA/JOB No.	SCALE	DATE
05745	1:500	07/01/2021
DRAWING NO.	REVISION	
05745-PJA-HGN-WSW-SK-CH-1003	P03	
DRAWN	CHECKED	APPROVED
TI	SG	SG

File name: \\PHILLIPSON\ASSOCIATES\SHAREPOINT\COMMENTS\SHARED\DATA\PROJECTS\05745\WOODLANDS AVENUES, TECHNICAL3, 1.DRAWINGS\CURRENT\05745-PJA-HGN-WSW-SK-CH-1003.DWG, printed on 15 January 2022 21:27:55, by Sam Goss

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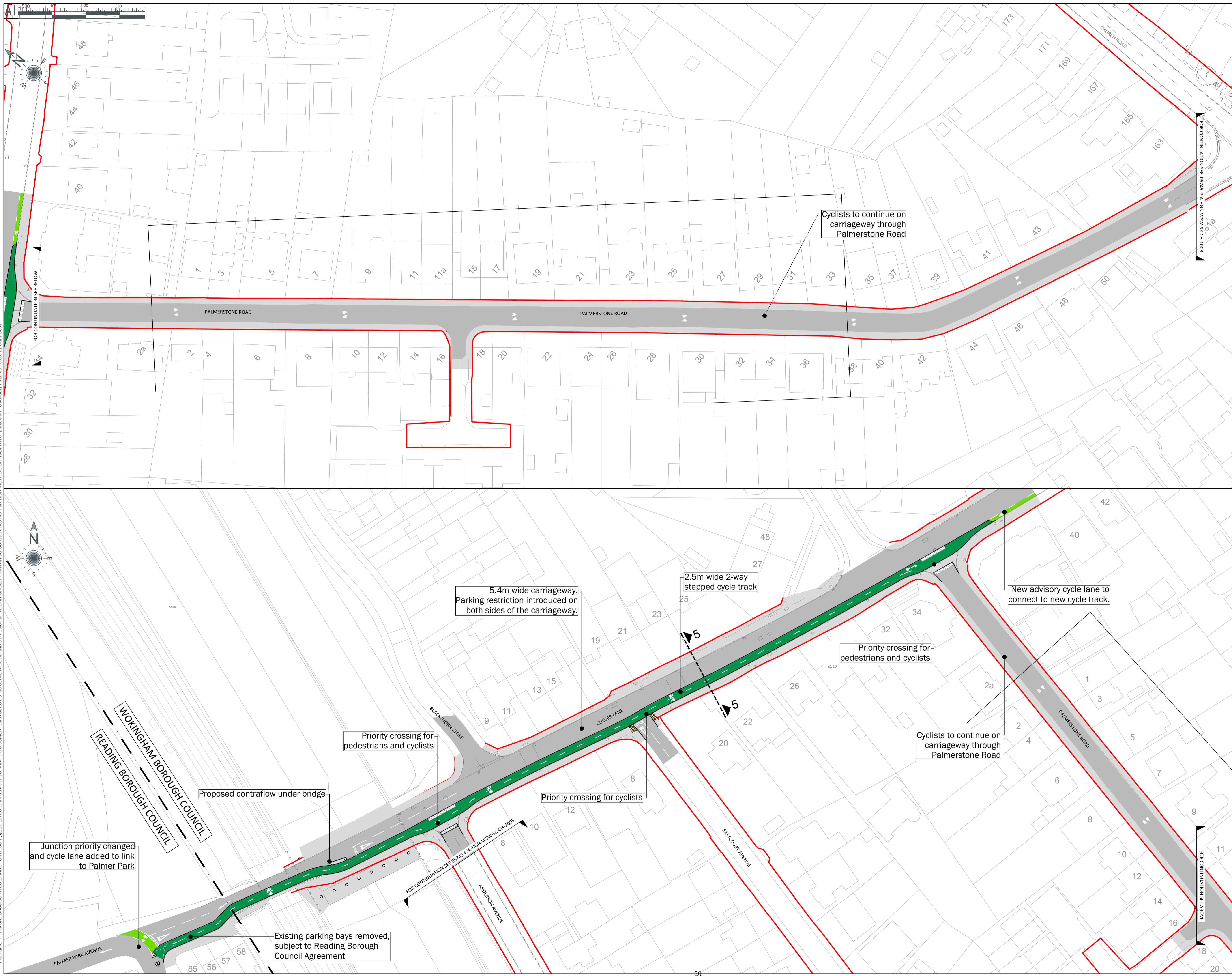
NOTES

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For Cross Section details refer to drawing 05745-PJA-HGN-WSW-SK-CH-1006



REV	DATE	REVISION NOTE	DRW	CHK	APP
P04	18/01/2022	ISSUED FOR CONSULTATION WITH MINOR TEXT EDITS	TI		
P03	14/01/2022	ISSUED FOR CONSULTATION	TI	SG	SG
P02	07/01/2021	PROJECT TITLE AMENDED	TI	SG	SG
P01	26/11/2021	FIRST ISSUE	TI	SG	SG

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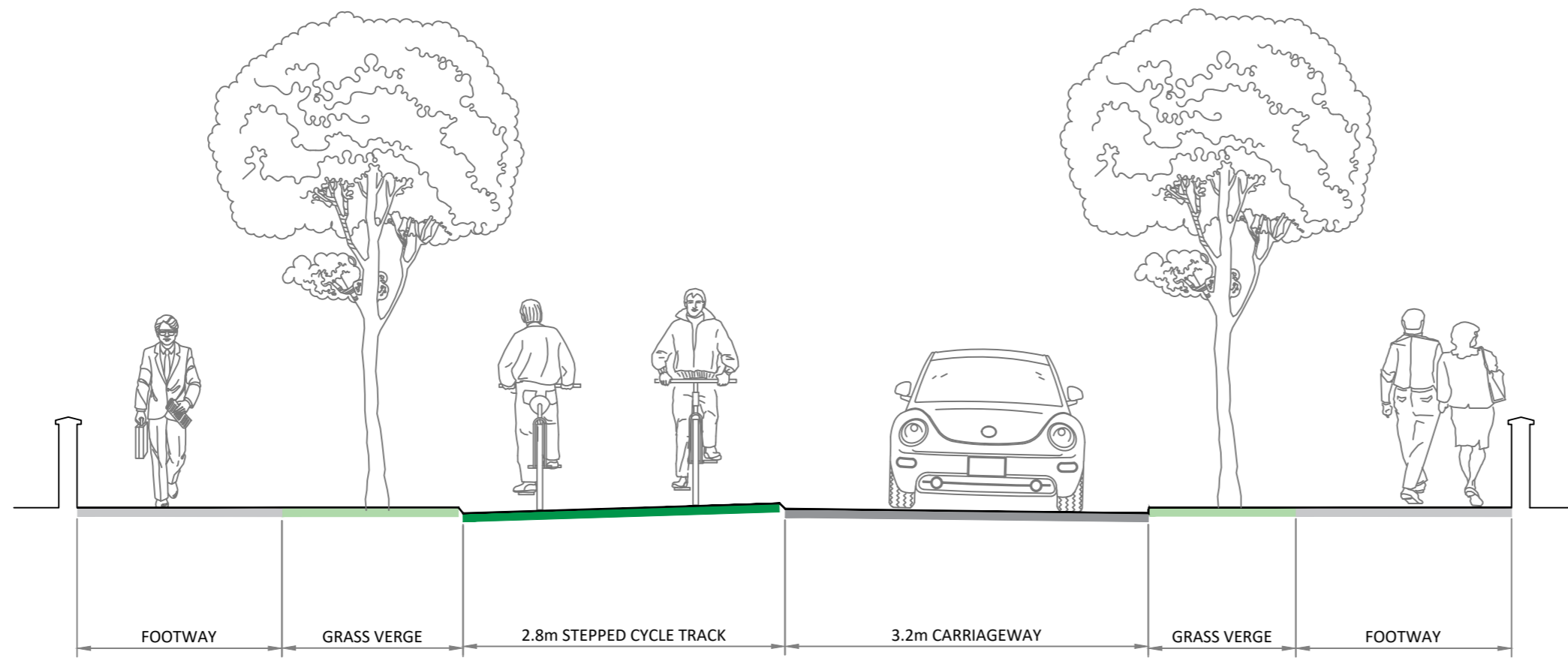
Wokingham Borough Council

Wokingham Borough Active Travel Fund
Woodley/Reading Active Travel Route

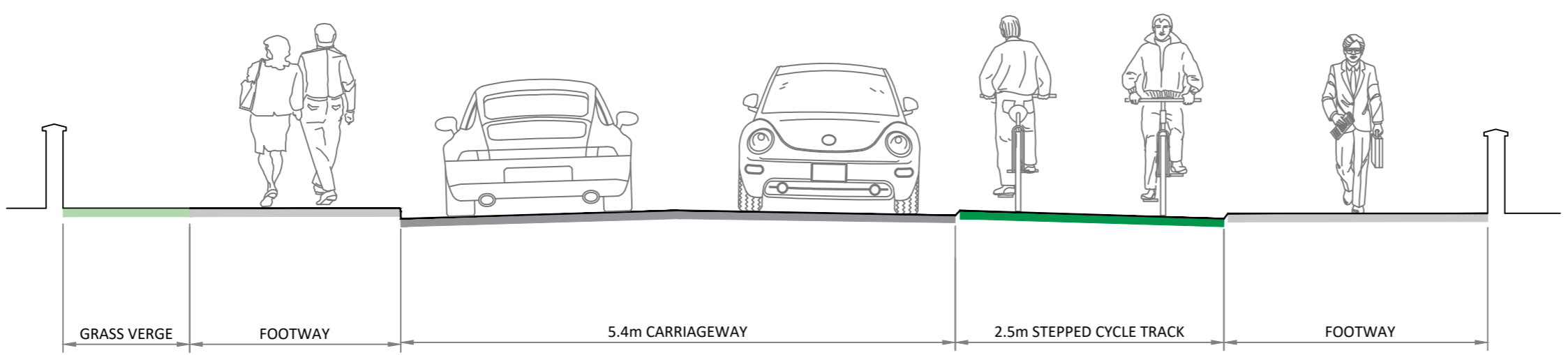
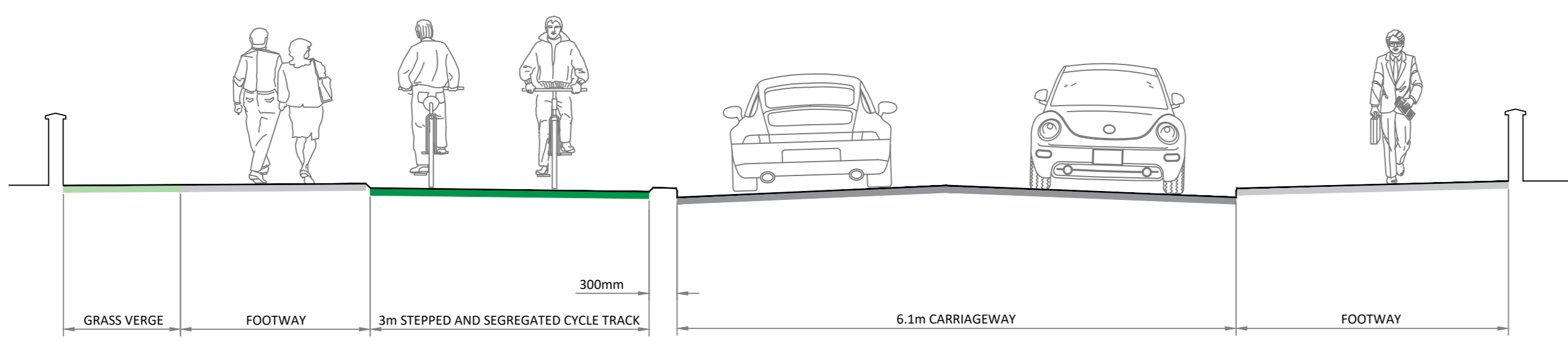
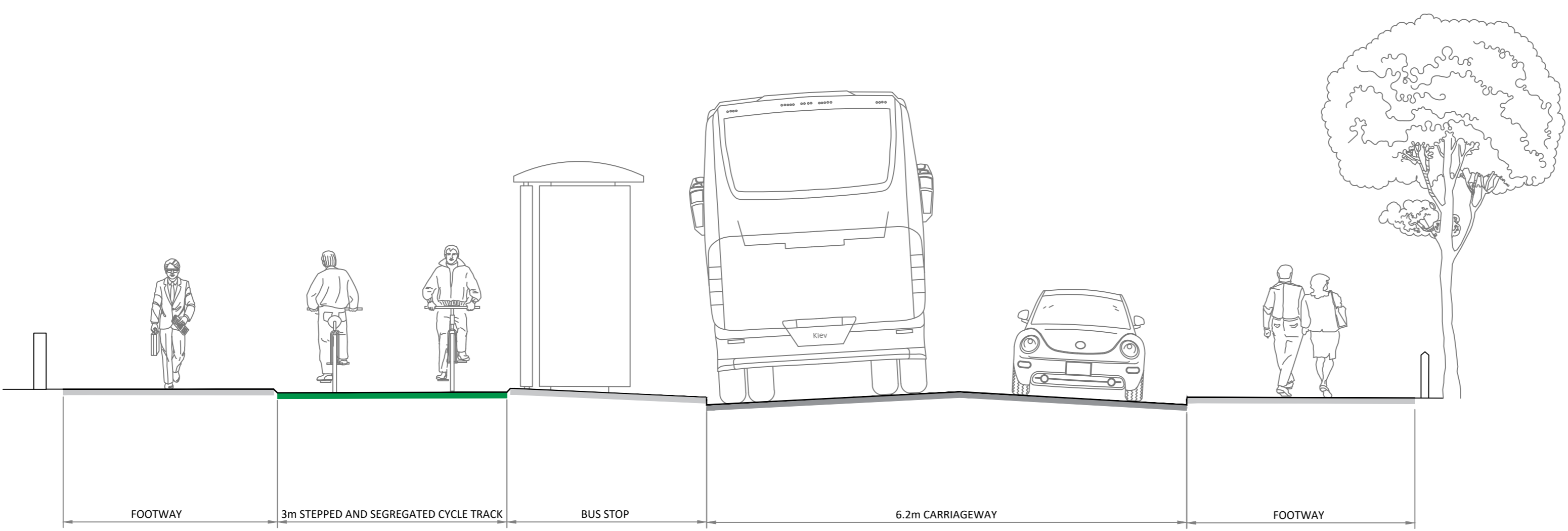
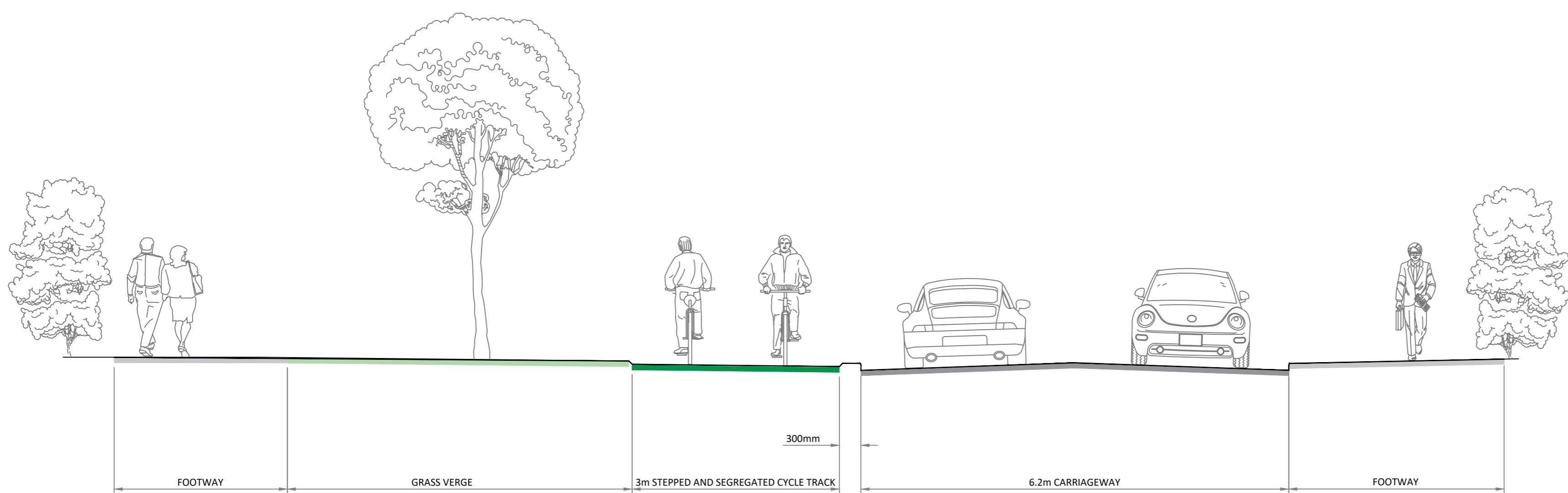
Preliminary Cycle Network Design Sheet 4 of 5

PJA JOB No.	SCALE	DATE
05745	1:500	07/01/2021
DRAWING NO.	REVISION	
05745-PJA-HGN-WSW-SK-CH-1004	P04	
DRAWN	CHECKED	APPROVED
TI	SG	SG

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- NOTES**
1. All dimensions in metres unless otherwise stated.
 2. Do not scale from this drawing.
 3. To be read in conjunction with all relevant engineering drawings and documentation.
 4. Typical cross sections are shown indicatively and are not part of construction details.
 5. For cross section location refers to drawings 05745-PJA-HGN-WSW-SK-CH-1001 to 1005



REV	DATE	REVISION NOTE	DRW	CHK	APP
P01	14/01/2022	FIRST ISSUE	ML		

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CLIENT
Wokingham Borough Council

PROJECT
**Wokingham Borough Active Travel Fund
 Woodley/Reading Active Travel Route**

DRAWING TITLE
**Preliminary Cycle Network Design
 Typical Cross Sections**

PJA JOB NO.	SCALE	DATE
05745	1:50	07/01/22
DRAWING NO.	REVISION	
05745-PJA-HGN-WSW-SK-CH-1006	P01	
DRAWN	CHECKED	APPROVED
ML	TI	SG

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Uchi
Balmersha
Pavilion →



Ukha
Bulmeraba
Pavilion





**WOKINGHAM BOROUGH ACTIVE TRAVEL FUND – WOODLEY TO READING ACTIVE TRAVEL ROUTE
CONSULTATION QUESTIONS**

1 → What is your connection with this area?

A I live here

B I work here

C I study here

D My children go to school here

E I live nearby

F I own a business here

G I'm here for leisure

H I commute through here

I I do my shopping in here

J I do the school run here

K I'm just visiting

L Other

2 → Are you responding on behalf of an organisation?

A Yes

B No

“ As part of the Government's Active Travel Fund 2 that we have been awarded, we are working on plans to improve the cycling and walking connection between Woodley town centre and the Reading borough boundary at Palmer Park.

To view the plans [download the Key Plan document](#).

Continue

press Enter ↵

3 → What do you like about this scheme proposal?

Select all that apply

Choose as many as you like

- A More attractive environment for cyclists
- B Safer to cycle
- C Easier for cyclists to navigate/coherent cycle route
- D More attractive environment for pedestrians
- E Safer to walk
- F May reduce motor vehicle speeds
- G May reduce motor vehicle traffic
- H Other

4 → What do you dislike about this scheme proposal?

Select all that apply

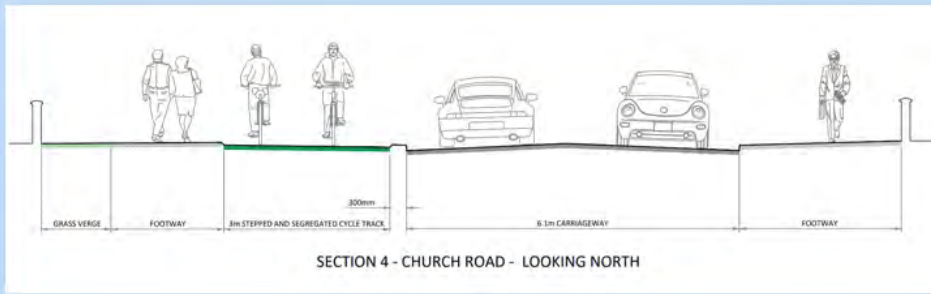
Choose as many as you like

- A Not enough improvement for cyclists
- B Not enough improvement for pedestrians
- C Too much priority for cyclists/pedestrians
- D May create traffic congestion
- E Harder to reach my home/business
- F Harder to park my vehicle
- G Other

“ To what extent do you support the following characteristics of the proposal...

Continue press Enter ↵

5 → A two-way stepped cycle track to segregate cyclists from vehicles and pedestrians along Woodlands Avenue, Church Road and Culver Lane



A Strongly support

B Support

C Neither support nor oppose

Key D Oppose

E Strongly oppose

6 → On-carriageway cycling on Anderson Avenue or Palmerstone Road due to low traffic flows and speeds

A Strongly support

B Support

C Neither support nor oppose

D Oppose

E Strongly oppose

7 → Speed limit reduction to 20mph along Woodlands Avenue, Palmerstone Road and Anderson Avenue

A Strongly support

B Support

C Neither support nor oppose

D Oppose

E Strongly oppose

8 → Converting Woodlands Avenue between Howth Drive and Lytham Road to a one-way (westbound) street for motor vehicles.

The intervention will reduce through traffic, allow the introduction of cycle track whilst maintaining existing footway widths and green verges

- A Strongly support
- B Support
- C Neither support nor oppose
- D Oppose
- E Strongly oppose

9 → Localised widened passing places on the one-way section to facilitate passing of delivery/servicing vehicles



- A Strongly support
- B Support
- C Neither support nor oppose
- D Oppose
- E Strongly oppose

12 → The introduction of bus stop bypasses where the cycle track is routed around the back of the bus stop providing cyclists with continuous segregation from motor traffic



- A Strongly support
- B Support
- C Neither support nor oppose
- D Oppose
- E Strongly oppose

13 → There are two possible routes:

Option 1 – Woodley town centre / Palmerstone Road (red and yellow line)

Option 2 – Woodley town centre / Anderson Avenue (red and orange line)

Which route do you prefer?



- A Option 1 Woodley town centre / Palmerstone Road (red and yellow line)
- B Option 2 Woodley town centre / Anderson Avenue (red and orange line)

14 → Do you believe the proposal for Woodlands Avenue between Howth Drive & Lytham Road would be improved if intermittent separation kerbing was installed in between driveways?

Please note whilst this would add some additional separation between cyclists and vehicles, the cycle track width would be reduced to the absolute minimum of 2.5m and provide a more constrained carriageway in the event of routine maintenance and emergency vehicle access.

- A Yes
- B No
- C Not sure



15 → How do you usually travel in the local area covered by this proposal?

Choose as many as you like

- A Walk
- B Cycle
- C Bus
- D Car as a driver
- E Car as a passenger
- F Motorbike
- G Other

16 → What do you think the effects of the proposal would be on you personally?

Choose as many as you like

A I would cycle more often

B I would walk more often

C I would use public transport more often

D I would drive a motor vehicle less often

E I would cycle less often

F I would walk less often

G I would use public transport less often

H I would drive a motor vehicle more often

I No change

J Other

17 → Do you have any further comments about this proposal?

Type your answer here...

Shift + Enter to make a line break

NEWS RELEASE



**WOKINGHAM
BOROUGH COUNCIL**

Date: 24 January 2022
Issued by: CEM Team

Issue No: 12/22
Version: 0.1

HAVE YOUR SAY ON DRAFT ANTI-POVERTY STRATEGY FOR WOKINGHAM BOROUGH

Wokingham Borough Council, together with the local voluntary sector, is asking for residents' feedback on its draft Anti-Poverty Strategy (2022-26), which is set to be published later this Spring.

The draft strategy has been developed in partnership with the Hardship Alliance, a group of four local charities, First Days, Citizens Advice Wokingham, AgeUK Berkshire and Wokingham United Charities; with core objectives of prevention, supporting people in poverty, strengthening communities in their resilience to poverty and improving life opportunities for people living in poverty.

Now, the council is asking for people who live or work in Wokingham Borough to give their thoughts on the draft strategy, including its objectives and first year action plan. Respondents are also encouraged to share their thoughts on anything that they feel might be missing. The [consultation survey](#) is running until 11.59pm on Monday 21 February. Views of Town & Parish Councils, voluntary sector organisations and professionals supporting people who face financial hardship are also welcomed.

John Halsall, Leader of the Council, said: "Last year, we set out our plans to launch an Anti-Poverty Strategy in 2022 and we conducted early engagement to understand more about the issues that matter to our residents. We've met frequently with the Hardship Alliance to ensure we are focussing on the right areas, and drawn upon the expertise of key teams in the council who work closely with the communities that are hit the hardest. This isn't about quick fixes – we want our strategy to deliver long-term changes that make a real difference to our residents, and that's why we're asking for feedback."

The strategy will be underpinned by an annual action plan to address the immediate impacts felt by residents, and to ultimately move more people out of poverty. The draft first-year action plan covers aspects such as communications, employment support, mental health, housing and more. It will be reviewed and refreshed by the council and Hardship Alliance each year to ensure it remains relevant,

builds on actions from previous years and is able to develop innovative and personalised solutions to address challenges faced by people in the borough.

Cllr Laura Blumenthal, deputy executive member for anti-poverty, said: “The council and the local voluntary sector work extremely hard to help people during difficult times; from support with housing and energy efficiency, to access to food and other essential goods. But we recognise that more needs to be done.

“By putting in place a clear action plan and holding accountability, we’re demonstrating our commitment to tackling poverty in Wokingham Borough. We are continuing to gather knowledge and information to inform the annual action plans, and we want to hear from our residents on whether they feel we’re focussing on the right areas, so we can build upon the support that’s already out there, tackle key issues, and ensure fair and equal opportunities for all.”

Amy Garstang, Manager at Wokingham United Charities, said: “We are very excited to be partnering with Wokingham Borough Council and the wider Voluntary Community Sector on this initiative. The Hardship Alliance has been formed to represent the voices of the wider Voluntary Community Sector, and ensure that the Council’s Anti-Poverty strategy is community-led, both now and in the future. The initiative hopes to build a strong communication network between the wider voluntary sector and the local authority.

“Working together, we hope to drive changes that make real differences to those suffering hardship and poverty in Wokingham Borough. Wokingham is fortunate to have many passionate charities and community groups that already provide assistance and support, and it’s vitally important that we represent the ideas and feelings not only of those organisations providing the support, but of the residents of Wokingham. Help us to help you.”

The [consultation](#) is open until 11.59pm on Monday 21 February and is running on the council’s new engagement platform, engage.wokingham.gov.uk. For anyone needing help with the survey, please contact the council by calling 0118 974 6000.

There is already a great deal of information and support available to residents in Wokingham Borough. Please visit the council’s [Local Support Hub](#) for advice on issues such as welfare benefits, debt, housing, relationship problems, mental health, unemployment and more. You can also contact the One Front

Door via its [website](#), or by calling [0808 278 7958](tel:08082787958). The team can connect you with the right support; whether that's at the council, or across our local voluntary sector.

- ENDS -

Further information:

1. More from the Council's Communications, Engagement and Marketing team on CEM@wokingham.gov.uk

WOKINGHAM BOROUGH COUNCIL – DRAFT ANTI-POVERTY STRATEGY CONSULTATION QUESTIONS

“ Section 1: Target groups

Continue press Enter ↵



3 → The draft strategy proposes targeting our anti-poverty activity at three broad resident groups:

Persistent Hardship: People are on low incomes claiming universal credit or other benefits and are the focus of most of the existing government support.

Just About Managing: People who were 'just getting by' on their own means without qualifying for support, although frequently they have little or no money left at the end of the month; there is no financial resilience.

Asset Rich, Cash Poor: People who own their own home with limited savings and their financial assets are not easily accessible

4 → Do you have any suggested changes to these groups or others you think should be included?

Persistent Hardship: People are on low incomes claiming universal credit or other benefits and are the focus of most of the existing government support.

Just About Managing: People who were 'just getting by' on their own means without qualifying for support, although frequently they have little or no money left at the end of the month; there is no financial resilience.

Asset Rich, Cash Poor: People who own their own home with limited savings and their financial assets are not easily accessible

Type your answer here...

Shift ⬆ + Enter ↵ to make a line break

“ Section 2: Objectives

Continue press Enter ↵



5 → The draft strategy sets out three objectives for the short / medium term:

1. Support people in poverty
2. Strengthen communities in their resilience to poverty
3. Improve life opportunities for people living in poverty

To what extent do you believe the three objectives of the strategy are the right things to focus on now?

1	2	3	4	5
Strongly disagree				Strongly agree

“ Section 3: Action plan

Continue press Enter ↵



6 → Do you have any suggested changes to any of the three objectives, or other objectives you feel should be included?

1. Support people in poverty
2. Strengthen communities in their resilience to poverty
3. Improve life opportunities for people living in poverty

Type your answer here...

7 → On top of the planned activity, is there anything else you think we should be doing to tackle poverty?

Type your answer here...

8 → Are there potential partner organisations you know about that we should consider working with?

Type your answer here...

“ Section 4: Final thoughts

Continue press Enter ↵



10 → What did you like best about the strategy? Is there anything else you think should be included?

Type your answer here...

9 → To what extent do you agree with the overall approach set out in the draft strategy?

1	2	3	4	5
Strongly disagree				Strongly agree

11 → How easy did you find the strategy to understand?

1	2	3	4	5
Very difficult				Very easy

12 → Are there any parts of it that you think could be re-written to make them easier to understand?

Type your answer here...

13 → Other matters

Please set out any additional comments you wish to make. In all cases, please set out the reasoning for your comment and, if relevant, the change you would like to see.

Type your answer here...

Cllr Philip Wicks
 Woodley Town Council
 The Oakwood Centre
 Headley Road
 Woodley
 RG5 4JZ

Dear Cllr Wicks

WOKINGHAM LOCAL PLAN – TWYFORD GARDENS

I hope that you had a good Christmas and New Year.

I am writing to share further information about our outline proposals for Twyford Gardens for which we are seeking an allocation in the emerging Wokingham Borough Local Plan.

Our proposals for Twyford Gardens could be an alternative to further large-scale development in the south of the Borough as proposed in the draft Local Plan, which is currently being consulted upon by Wokingham Borough Council.

Our proposals include 2,500 low carbon homes, alongside new business space and community facilities, including shops, parks, a health centre, nursery and primary school.

35% of homes would be available to local people through affordable housing schemes and could include a mix of affordable rented, key worker and shared ownership properties. Every home would be individually designed to respect local character.

Twyford Gardens would be directly connected to the Elizabeth Line and main line train services via a new railway station and would provide a mix of new infrastructure, including a new local bus interchange, a relief road to ease traffic congestion in the centre of Twyford and a network of green open spaces, parks and wildlife corridors, including newly created woodland, wetlands, ponds, swales, hedgerows and tree belts.

Whilst the site is currently part of the Green Belt, national policy allows for Green Belt boundaries to be reviewed as part of the Local Plan process. In addition we consider that the land east of Twyford is less sensitive in environmental terms compared to Hall Farm / Loddon Valley.

Berkeley Strategic Land Limited, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG
 Tel: 01932 584 598

www.berkeleygroup.co.uk

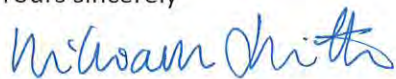
Registered No. 2264097

We are encouraging everyone to respond to the Local Plan consultation and make their views known about where the Borough's future growth should be located.

More information about our proposals can be viewed online at www.twyfordgardens.co.uk where there is also a feedback form.

I appreciate that there is a diversity of views about the Local Plan strategy and I would be delighted to discuss our proposals further with you should they be of interest.

Yours sincerely



William Smith
Planning Director

william.smith@berkeleygroup.co.uk

TWYFORD GARDENS



A Place for People and Nature to Thrive



Berkeley is proposing a new neighbourhood to the east of Twyford and is seeking an allocation in Wokingham Borough Council's new Local Plan.

Our outline proposals include a mix of 2,500 private and affordable homes, alongside new business space and community amenities, including parks, a health centre and a primary school.

This new part of Twyford would include a new railway station and local bus interchange, a relief road to ease traffic congestion in the centre of Twyford and a network of green open spaces and wildlife corridors, including newly created woodland, wetlands, ponds, swales, hedgerows and tree belts. The biodiverse new spaces would be open to all, with green cycling and walking routes and a mix of parks, community gardens, allotments and playing fields.

Our proposals, which could be an alternative to more large-scale development in the south of the Borough, would relieve pressure on existing communities and ensure that new homes, including affordable homes, as well as infrastructure upgrades, are provided where they are most needed.





- 

REBALANCING GROWTH
Twyford Gardens can relieve pressure on communities in the south of Wokingham Borough which have accommodated over 95% of the Borough's new homes since 2007.
- 

IMPROVING LOCAL INFRASTRUCTURE
The arrival of the Elizabeth Line is expected to increase Twyford's desirability for working, commuting and living; to respond we propose a multi-modal transport interchange with a new mainline station to increase the proportion of journeys undertaken by public transport.
- 

GROWING THE ECONOMY
With improved local transport connections, there is an opportunity at Twyford to grow the local economy by providing a range of high quality spaces for business.
- 

SPACE FOR NATURE TO THRIVE
Twyford Gardens would be underpinned by exceptional spaces for nature, designed to restore and reconnect natural habitats, support local wildlife and contribute to people's wellbeing.
- 

INVESTING IN THE COMMUNITY
Twyford Gardens would provide a fantastic range of new local facilities including local education, enterprise and community uses to serve new and existing residents alike.
- 

BEAUTIFUL AND SUSTAINABLE NEW HOMES
Twyford Gardens would provide low carbon homes with a variety of house types and tenures to meet local needs, including new affordable homes, homes for key workers and homes for older people.

A BALANCED STRATEGY FOR GROWTH IN WOKINGHAM BOROUGH

Over the last 10 years 97% of Wokingham Borough's housing growth has been in the south of the Borough with just 3% in the northern parishes of Charvil, Remenham, Ruscombe, Sonning, Twyford and Wargrave¹. All four of Wokingham Borough's existing

¹ WBC data reported to executive committee - 30th September 2021

Strategic Development Locations (SDLs) are in the south of the Borough and a further SDL of 4,500 homes is proposed in the draft Local Plan at Hall Farm.

This pattern of growth has placed significant pressure on infrastructure, including around Wokingham itself, especially the local road network. Through Wokingham's new Local Plan there is an opportunity to allocate land in the north of the Borough and achieve a better balance of growth.

A 21ST CENTURY TRANSPORT HUB

Twyford's existing railway station is located in the village centre meaning that the space for improved facilities including car parking are limited. However, the imminent arrival of the Elizabeth Line will provide direct services to central London and beyond, increasing the demand for rail travel.

To address this Berkeley has identified a site to the east of Twyford, away from the town centre, for an additional railway station and local bus interchange. The aim is to encourage people out of cars and onto an improved public transport network.

In addition, to help manage congestion in the centre of Twyford, Berkeley is committed to constructing a new road linking the A4 via the new neighbourhood to Stanlake Lane. This would provide an alternative traffic route to avoid the centre of the village.

FAQS – TWYFORD GARDENS

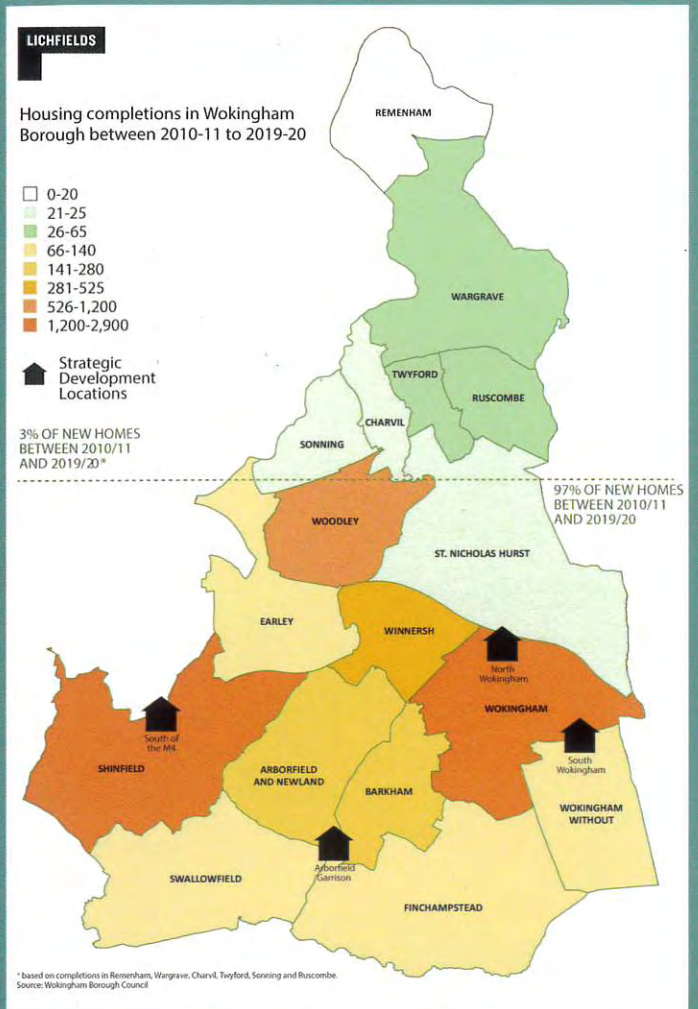
Q. Where has most of the recent development taken place in the borough and what effect has this had?

A. 97% of housing development has been located in the south of the borough with only 3% occurring in wards north of Woodley. This concentration of housing has had a significant impact on south Wokingham's transport and community infrastructure. Meanwhile a lack of recent growth in the Twyford area has meant that local housing needs are not being met. The shortage of new homes has led to a 13% decline in the proportion of younger age groups in the local population since 2002.

Q. What new community facilities would be provided alongside the new homes and railway station?

A. Twyford Gardens will provide local facilities to complement the existing village and to meet the needs of the new community. Berkeley would like to work alongside WBC to deliver a new primary school and a pre-school nursery. Land is also available for the future expansion of The Piggott School.

Across the new neighbourhood Berkeley envisages the following community facilities: a flexible community space for local events, classes and exhibitions, a new gym, café, health centre, community gardens and allotments, a wildlife learning centre and multi-purpose outdoor sports facilities.



Q. How will Berkeley ensure the new neighbourhood fits harmoniously with the character of Twyford and Ruscombe?

A. If the site is allocated in the Local Plan Berkeley will work closely with WBC and residents of Twyford and Ruscombe to shape a shared vision and create a development that will complement the existing local community. We will work to deliver a mix of homes, providing different sizes and types of homes, from affordable homes to rent and homes for key workers to beautifully designed family homes.

Q. What about the Green Belt in the north of the Borough?

A. Wokingham Borough Council is able to review Green Belt boundaries as part of a Local Plan review. We believe it is right for the Council to review the Green Belt to ensure new homes are located near to the Borough's best public transport links and to reduce pressure on the south of the Borough.

Q. What can I do, as an existing resident in Wokingham Borough, to make my views heard?

A. We encourage all recipients of this newsletter to engage with the WBC Local Plan consultation which is currently underway and concludes on the 24th of January. You can make your views heard using the Council's website.

We would also love to hear your views on our early proposals for Twyford Gardens. You can fill out our short feedback form, leave comments and have your say. Please tell us what you think (www.twyfordgardens.co.uk).



For more information, please visit our website

www.twyfordgardens.co.uk

REPORT

EARLEY STATION/WOODLEY FOOTBRIDGE

On 20th January, 3 representatives from Wokingham BC Andy Glencross, George Ndishi, and Im Kiat Hong, and 7 Woodley Town Councillors, attended a site review to obtain a better understanding of the scope of the proposed footbridge location at Earley and the ground the ramps would require taking from the current woodland and scrub.

The visit was beneficial as without stepping the route out, it is hard to imagine the size of the ramps and the ultimate inconvenience of using them.

The bridge would start to cross the A3290/railway at approximately 30 metres from the current Woodley base of the Bridge. To access the new bridge there would be a “>” shaped ramp with landings which would each be approximately 80 metres long.

The ramps would follow the line of the current fence which is parallel to the A3290 road. The area we understand is owned by Reading Borough Council.

The Northern ramp (Woodley side) incorporates a staircase but there is no staircase at Earley due to proximity to the SGN gas line. This has been confirmed by email from Im Kiat Hong. This means that all non-disabled users will have to walk the full extent of the ramps on the Earley side.

The no-go area due to the gas-main has been revised to a 40 feet wide area which is 20 feet (6 metres) either side of the gas main but considerably more above it which in turn would considerably increase the height of the bridge should the option to follow the existing route be considered (this is a non-starter both on cost and the gas-main).

The existing “dog walking” route and path would have to be relocated, certainly during construction but would likely remain afterwards. This would require some ground cover removed and some remedial groundwork carried out including some levelling of the terrain.

There did not appear to be any ancient woodlands, protected trees, or tree species affected by the proposed location of the ramps. The current area has mature trees and scrub with some trees looking less than healthy.

The construction period is expected to be 2 ½ years but no time scales are known regarding closure of the bridge during the construction period, but, due to condition, the bridge could be permanently closed before construction even starts as inspections are taking place quarterly and could result in imminent closure. That could mean the bridge would be closed for a period in excess of 2 ½ years and may then be difficult to persuade people to use it having already found alternatives.

Concerns & Questions: -

The distance to travel if the staircase cannot be used, or persons are unable to use a staircase, is 200 metres each side plus 30 metres from the current bridge, plus the length of the bridge (130 metres). Total of over 350 metres at the Woodley side, plus a similar amount at the Earley Side (200 Metres) which will not have a staircase. To meet the DDA the overall total length to be travelled would be in excess of 500 metres without using the staircase on the Woodley side.

How do the disabled in the area currently access the Station or Wokingham Road?

As the bridge will close for a period what alternatives are available and with a long travel distance on the new bridge will it be used or will the users, having found an alternative route in the meantime, continue to use the alternatives once they are used to them?

A repair could be considered but SSE could veto the work if it was more than just cosmetic or basic maintenance. The Railway, as I understand it, is considering adding netting to the underside of the bridge to catch any falling masonry (there is already netting above the A3290).

One alternative route is via the underpass at Clivedale Road. It is not DDA compliant nor does it appear to be a safe route with signs of graffiti and possible drug use. There is a long walk from the underpass to Earley Station. Probably up to a dozen car parking spaces on Clivedale Road which may potentially annoy the local residents if used. It could also possibly add to the local noise with more comings and goings. Road diversions to Earley Station could use Loddon Bridge or a route using Church Road Earley. If using Loddon Bridge it is likely they would use Winnersh Triangle Station which is not DDA Compliant and reduce passenger numbers at Earley.

Although surveys have been undertaken it is impossible to gauge the comments from any disabled user as the current bridge is not DDA Compliant and it is unlikely that enough disabled individuals use it to obtain any realistic data. It would be nice to understand if any survey of the disabled has been conducted to discover how they get to the station or Wokingham Road from this area, or even if they need to.

Philip H Wicks 25 January 2022

WTC Attendees:

K Baker
S Rahmouni
W Soane
C Jewell
A Heap
R Skegg
P Wicks

ENFORCEMENT NOTIFICATIONS - 1 FEBRUARY 2022

Lilly May Court, Millers Grove, Woodley, RG5 4BY

Breach of Condition 9 of application 142042 - Noise and ventilation

53 Rochester Avenue, Woodley, RG5 4NB

Road has been changed and does not match neighbouring houses

Loddon Park (Formerly Land at Sandford Farm), Perimeter Road, Woodley, RG5 4TE

Landscaping not to approved plans

7 Cody Close, Woodley, RG5 4XN

Boundary fence moved and encroaching onto public land

74 Howth Drive, Woodley, RG5 3EG

Garag conversion into habitable space without planning permissions

79 Bruce Road, Woodley, RG5 3DY

Unauthorised business operating and high pergola built

39 Western Avenue, Woodley, RG5 3BJ

Large outbuilding being built in rear garden without planning permission

ENFORCEMENT CLOSURES - 1 FEBRUARY 2022

8 Phillips Close, Woodley, RG5 4XD

Works to TPO tree without permission
Not expedient

16 Selsdon Avenue, Woodley, RG5 4PG

Large brick structure in rear garden without planning permissions
No breach

24 Hawthorn Crescent, Woodley, RG5 4FH

Outbuilding too large for property area
Application submitted

307 Headley Road East, Woodley, RG5 4SE

Untidy landy - possible S215 notice
Voluntary compliance

Flats L & M, Galleria Apartments, Loddon Vale Centre, Woodley, RG5 4UL

Breach of conditions of prior approval - ref 162168
Voluntary compliance

5 Raleigh Close, Woodley, RG5 3PL

Unauthorised outbuilding being used for accomodation
No breach

61 Welford Road, Woodley, RG5 4QS

Mud on pavement
No breach

30 Munro Avenue, Woodley, RG5 3QY

Rain water going into SW water supply (Thames Water)
No breach