

Draft Options for the Managing Development Delivery Development Plan Document

Consultation form - 15th June to midnight on 27th July 2011

Consultation under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) (the LDF Regulations)

Please use this form to set out your comments on the draft Options for the Managing Development Delivery DPD. This is the Council's preferred method for receiving comments. If you prefer to send in your comments via email or post these can be sent to via Email to Mdd@wokingham.gov.uk or via post to:

Land Use and Transport Team, Policy and Partnerships, Wokingham Borough Council, PO Box 157, Shute End, Wokingham, RG40 1WR

If you require any further information on the draft Options for the Managing Development Delivery DPD please contact the Land Use and Transport Team on tel: 0118 974 6478 or email: Mdd@wokingham.gov.uk

For cross-referencing purposes, the Council recommends you have the draft Options for the Managing Development Delivery DPD document and relevant maps open on your computer or have access to a hard copy whilst making your representations.

The Council will acknowledge all representations received.

You can not save your responses and return at a later date. If you wish to do this you will need to submit your responses and start a new survey at a later period.

Please provide your details:

Name	Town Clerk
Address	Town Hall, Market Place, Wokingham
Postcode	RG40 1AS
Organisation (if applicable)	Wokingham Town Council
Telephone Number	0118 978 3185
Email (you will receive an acknowledgement of your response via email)	planning@wokingham-tc.gov.uk

If acting on behalf of someone else, please supply their details

Name

Address

Postcode

Organisation (if applicable)

Telephone number

Email

Wokingham Borough Council Use: Respondent reference number

Data Protection Notice

Personal information provided to the Council during this consultation will be used by Wokingham Borough Council (and its agents) in connection with its statutory land use and transportation planning functions. It will not be used for any other purposes. In providing contact details, the authority will assume that you wish to be kept informed of the Council's progress of the Local Development Framework. This means that you are likely to receive letters at key stages of the process from the Council from time to time until at least the end of 2012 (the estimated date for adoption). You will be able to opt out from this information service at any time. If you would like to receive future notification regarding the Local Development Framework electronically, please ensure you have supplied an email address. It is important that you inform the Land Use and Transport Team of any changes in your email address, telephone number or postal address so that the Council can keep you up to date with its progress on the Local Development Framework

Place a tick in the box if you do not want to be included in the Council's mailing list. You will not receive notification of the next or subsequent consultation stages of the Managing Development Delivery DPD or other policy documents if you choose to tick this box.

.....

Chapter 1: Introduction and how to comment

General Questions

Q1 Do you agree with the MDD DPD objectives (these are listed in paragraph 1.5 of this document)?
Yes.....
No.....
If no, please explain why and suggest amendments:
We agree with the broad structure but would advise careful monitoring at every stage to ensure that adequate resources and infrastructure are provided on time. No reference here to retail/office/manufacturing locations.

Q2 Are there any types of development (refer to paragraph 1.4) that are not adequately covered by the draft Options for the MDD DPD?
Yes.....
No.....
If yes, please provide further information:
We accept the need, infrastructure important, sensitivity applied to relevant areas. Public toilets are essential.

Q3 Do you have any comments on the sites submitted (see Appendix 7 of the Draft SHLAA (April 2011)) to the Council for consideration in the MDD DPD?
Yes.....
No.....
If yes, please provide further information: Site reference number (e.g. 1AR101) and site address
All development must take notice of flood plain locations and the risks.

Comments on site

Q4 Do you agree with the Sustainability Appraisals (see document titled Sustainability Appraisal (including Strategic Environmental Assessment) of the sites submitted to the Council for potential allocation through the Managing Development Delivery DPD?
Yes.....
No.....
If no, please provide further information: Site reference number (e.g. 1AR101) and site address.
We agree with sensible environmental policies. Please also see our additional comments in Q182.

Comments on Sustainability Appraisal

Q5 Are there any sites that you wish to suggest to the Council? If yes, please complete a Pro Forma and provide a map of the site. The site should be available (for development within the plan period), suitable and achievable. The Pro Forma and further guidance can be found on the consultation CD and on the Council's website at:

<http://www.wokingham.gov.uk/planningcontrol/planning/planningpolicies/local-development-framework/managingdevelopmentdelivery/promoting-your-site>
Insufficient time to make suggestions.

Q6 The Government has indicated its intention to revoke the South East Plan. If revoked, the Council may review if there is a need to carry any of South East Plan policies forward into the Development Plan. Are there any policies of the South East Plan which you think should be included in the MDD DPD?

The South East Plan can be viewed at:
<http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>
Yes.....
No
If yes, please provide further information
Insufficient time to comment.

Q7 Do you have any comments on the supporting and background documents?
Yes.....
No
If yes, please provide further information
Too technical, too large, too many references to other documents and acronyms and insufficient time to understand and comment.

Chapter 2: Approach to allocating housing sites and other residential accommodation

This section considers how the Borough can provide for the remaining housing that needs to be delivered outside of the four Strategic Development Locations (SDLs) which were identified in the Core Strategy for the Borough.

Issue 1: Approach to allocating dwelling numbers required

- Q8 Which option do you agree with? (please tick one)**
Suggested Option.....
Alternative Option.....
- Q9 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy**
Consideration should be given to the volume of back garden developments since 1st April 2008 and ongoing as these are likely to increase the overall total beyond the Core Strategy limit. All development sites must include infrastructure contribution regardless of the number of dwellings.
- Q10 Do you agree the authority should take account of permissions approved between April 2008 and the date of Submission to ensure the authority achieves the 1,000 dwellings requirement of Core Strategy Policy CP17?**
Yes.....
No.....
- Q11 Please provide any comments that you may have:**
Agree – all development since 2008 should be included.

Issue 2: Dwelling distribution split between major, modest and limited development locations across the Borough

- Q12 Which option do you agree with? (please tick one)**
Suggested Option.....
Alternative Option.....
- Q13 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy**
Small, medium large acceptable subject to infrastructure required even on minimum sites.

Issue 3: Size of dwelling sites to be allocated

- Q14 Which option do you agree with? (please tick one)**
Suggested Option.....
Alternative Option.....
- Q15 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy**
Sites of all sizes must be included to avoid too many small sites, but comments on the impact of back garden developments needs to be included in assessing total numbers.

Issue 4: Criteria for selecting dwelling sites for allocation

Q16 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q17 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy
Avoid flood plain sites and recognise the environmental wild life needs which are close to developments. Consider latest environmental construction techniques for coping with floods (building on ‘stilts’) at foundation level. Please also see our additional comments in Q182.

Q18 Should any criterion be added or deleted?
Yes.....
No.....
If yes, please provide further information:
Be aware of latest development techniques for environmental requirements.

Q19 Should the authority select the sites best reflecting the criteria, even if this results in all or several new allocations being within or adjoining the same settlements and none in several of the others
Yes.....
No.....
Agree – choose the site that meets the most criteria at that time.

Q20 The suggested approach to identifying reserve housing sites is to select the most sustainable sites (not already selected) as reserve locations. Are you aware of any other approach?
Yes.....
No.....
If yes, please provide further information:

Issue 5: Wokingham District Local Plan Allocated Housing Sites

Q21 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q22 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Issue 6: Approach to residential development on non-allocated sites - Suggested Option

Q23 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q24 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
All dwellings to count towards the final total irrespective of size and relevant criteria applied to every application.

Q25 Do you have any comments on specific criteria for assessing whether a residential proposal on a non-allocated site should be allowed?
Yes.....
No.....
If yes, please provide further information
We consider a back garden development to be a small number of dwellings and the number to be included in the total. However, they should only be approved where their addition does not conflict with character of the immediate area.

Q26 Should the approach to residential schemes on non-allocated sites vary depending upon the type of accommodation proposed?
Yes.....
No.....
Treat each application on an individual basis.

Issue 7: Delivering further mitigation to address impacts of residential development upon the Thames Basin Heaths Special Protection Area

Q27 Which option do you agree with? (please tick one)
Yes.....
No.....

Q28 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Need to conform to necessary legislation within sensible financial constraints.

Q29 Are you aware of any sites that comply with Natural England’s SANG guidelines that could compliment the provision within the Borough? If yes, could you explain where they are, how they comply with the guidance and how they could be delivered.
Yes.....
No.....
If yes, please provide further information

Issue 8: Approach to development within the vicinity of the Atomic Weapons Establishment (Aldermaston and Burghfield sites - both within West Berkshire)

Q30 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q31 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Must adhere to legal and health requirements in this area.

Issue 9: Gypsies & Travellers and Travelling Showpeople Pitches/ Plots

Q32 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q33 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Sensitivity to existing dwellings and careful consideration of location is vital. The actual need should be re-assessed, given the number of GTTS in excess of that authorised. Please also see our additional comments in Q182.

Q34 Are you aware of any sites that could be suitable for gypsies and travellers and travelling show people?
Yes.....
No.....
If yes, please provide further information
Amen Corner area, within Westcott and North East of the A329(M), where easy access to current and proposed schools would meet their educational needs.

Issue 10: Residential Accommodation for Vulnerable Groups

Q35 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q36 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
New larger developments should include an allocation of dwellings for these vulnerable groups. Transport may be an extra consideration for this group. Provision for the elderly should be made with close, level ground access to retail and medical facilities.

Q37 Are any other policies required to ensure the communities needs are met?
Yes.....
No.....
If yes, please provide further information
Well balanced mix of resources and amenities within the scope of each development.

Q38 Do you have any comments on whether if insufficient land has been suggested for these other residential uses, all sites proposed by landowners should be allocated for such uses (provided site is compatible with approach of Core Strategy i.e. outside of floodplain)?

Yes.....

No.....

If yes, please provide further information

Do not use unsuitable locations.

Chapter 3: Development Limits and Settlement Separation

This section considers how the Council seeks to set the Development Limits (settlement boundaries) around the Borough’s identified settlements and within the Strategic Development Locations (SDLs). Within development limits there is a presumption for development whereas in areas of countryside (outside of development limits) there is a presumption against development. It also explains how the areas of Settlement Separation shown on the Core Strategy Key Diagram (listed in policies CP18-21) will be defined

Issue 11: Boundaries for Development Limits

Q40 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q41 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Q42 Boundaries for Development limits as shown in Maps 2.1 - 2.24
Do you have any comments on the draft development limit boundaries shown in the maps 2.1 - 2.24?
Yes.....
No.....
If yes, please provide further information
Insufficient time to evaluate.

Issue 12: Need to define Development Limits (Settlement Boundaries) within SDL

Q43 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q44 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to evaluate.

The Council is consulting on draft new SDL Masterplan SPD's from 15th June to 27th July 2011 (the same consultation period as for the draft Options for the MDD DPD). See <http://www.wokingham.gov.uk/planningcontrol/planning/masterplanning/sdls/sdlconsultation>

Issue 13: Need to define Development Limits (Settlement Boundaries) around the Science and Innovation Park

- Q45 Which option do you agree with? (please tick one)**
Suggested Option.....
Alternative Option.....
- Q46 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?**
- Q47 Boundaries for Development limits around the Science and Innovation Park as shown in Map 2.14**
Do you have any comments on the draft development limit boundaries shown in the maps 2.14?
Yes.....
No.....
If yes, please provide further information
Insufficient time to evaluate.

Issue 14: Settlement Separation

- Q48 Which option do you agree with? (please tick one)**
Suggested Option.....
Alternative Option.....
- Q49 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?**
Insufficient time to evaluate.
- Q50 Boundaries for settlement separation areas as shown in Map 3.1-3.4**
Do you have any comments on the draft development limit boundaries shown in the maps 3.1-3.4?
Yes.....
No.....
If yes, please provide further information
Insufficient time to evaluate.

Chapter 4: Borough wide Development Management Policies

This chapter considers what Development Management Policies are required to help residents, landowners and developers in putting forward planning applications and for the Borough Council as Local Planning Authority to make decisions on development that will take place within the Borough until 2026. Development Management policies in the MDD DPD will both enhance policies in the Core Strategy and replace some of the saved policies from the WDLP. In some cases it will also be necessary to set boundaries of areas to which specific policies will apply. These are in addition to the Development Limit Boundaries and Areas of Settlement Separation Boundaries which were discussed in Chapter 3 of this options consultation.

4.1 Policies for Residential Uses

Issue 15: Housing mix and Internal Space Standards

- Q51 Which option do you agree with? (please tick one)**
- Suggested Option*.....
- Alternative Option 1*.....
- Alternative Option 2*.....
- Alternative Option 3*.....
- Q52 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?**
- We agree with the suggested option but it needs regular review from latest available census figures. Where dwellings are for elderly and disabled people then the local transport and access to the Town Centre must be considered.

Issue 16: Housing Density

- Q53 Which option do you agree with? (please tick one)**
- Suggested Option*.....
- Alternative Option 1*.....
- Alternative Option 2*.....
- Q54 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?**
- We agree with the suggested option, assessing proposals on a site by site basis.

Issue 17: Provision of Car Parking for residential development

- Q55 Which option do you agree with? (please tick one)**
- Suggested Option*.....
- Alternative Option*.....
- Q56 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?**
- We agree with the suggested option. A nominal policy must be in place, with powers for enforcement.

Issue 18: Affordable Housing on rural exception sites

Q57 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q58 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Agree with the suggested option. May require regular review.

Issue 19: Loss of existing residential uses

Q59 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q60 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Issue 20: Conversion/ sub-division of housing, including Houses in Multiple Occupation (HMO's) and Hostels

Q61 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q62 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
We agree with the suggested option subject to consultation with the immediate neighbourhood on the basis of volume and frequency of such changes.

Issue 21: Caravans and Mobile Homes

Q63 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q64 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
We agree with the suggested option but feel there needs to be a clear differentiation between the GTTS provision covered in Chapter 2 and accommodation here, where temporary.

Issue 22: Provision of Community Facilities with residential development

Q65 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q66 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to comment. Too many points to consider.

4.2 Sustainable Development and Climate Change

Issue 23: Reducing Carbon in New Development

Q67 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q68 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Environmentally a balanced solution should be maintained so as to reduce pollution allowing free and healthy activities.

Q69 Should a target for a reduction in carbon emissions be set instead of setting a target for the proportion of energy that should be generated from on-site using renewable energy?
Yes.....
No.....
Please provide further comments
Insufficient time to evaluate.

Q70 Do you think the Council should set a higher target than the minimum 10% reduction in carbon emissions?
Yes.....
No.....
Please provide further comments
No too costly and questionable options.

Q71 Should a potential non-residential threshold remain at 1,000 m2 for construction standards/ energy efficiency and renewable energy production?
Yes.....
No.....
If no, please state why and suggest an alternative threshold
Insufficient time to comment. Scientific costs/facts not readily available to evaluate.

Q72 Should renewable and low carbon technology be allowed to be used as part of reaching the CfSH/ BREEAM Level?

Yes.....

No

Please provide further comments

Insufficient time and knowledge to comment.

Q73 Do you think the Council should consider a policy in improving energy efficiency in existing dwellings i.e when a planning application for a house extension is made?

Yes.....

No.....

Please provide further comments

We do not agree as regulations already exist.

Issue 24: Renewable energy developments

Q74 Which option do you agree with? (please tick one)

Suggested Option.....

Alternative Option.....

Q75 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

We agree with the alternative option of leaving this to national government decisions.

Q76 How should we best encourage the development of renewable energy (standalone) in the Borough?

Maintain insulation subsidies and provide awareness campaigns.

Q77 How can we ensure that renewable energy development does not adversely impact on the local environment?

Location of resources and associated costs. Assess planning applications on a case-by-case basis on the impact locally in relation to national standards, e.g. on noise.

Q78 Do you know of any other evidence for the potential for renewable energy and low carbon power generation in the Borough?

Yes.....

No.....

If yes, please specify:

Outside our geographical remit – no comment and insufficient time to investigate.

Issue 25: On-site Recycling

Q79 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q80 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Other Sustainable Development and Climate Change Matters

Micro domestic installations

Q81 Do you think the Council should consider a policy on micro domestic installations?
Yes.....
No.....
Insufficient knowledge and time available to answer.

Electric and pug-in vehicles

Q82 What can the Council do to ensure opportunities for electric and plug-in hybrid vehicles?
Provide suitable charging locations at attractive prices. When councils own vehicles are due for replacement, evaluate and consider hybrids.

Q83 Do you think the provision of charging infrastructure/ cabling for electric and plug-in vehicle should be required for developments over a particular size?
Yes.....
No.....
If yes, please stipulate what the threshold should be

Development and Flood Risk

Q84 No sites for flood alleviation/ storage and flood defence have been promoted to the Council. Are you aware of any sites that could be suitable for flood alleviation/ storage/ defence purposes?
Yes.....
No.....
If yes, please provide further information
Deepening of the Emm Brook below Toutley Bridge to enable faster dispersion of flood water and alleviation of flooding in Emmbrook.

4.3 Green Infrastructure (outside of the SDL's)

Issue 26: New public open space associated with development

Q85 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q86 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to comment.

Q87 Boundaries for new public open space associated with development as shown in maps 4.1-4.3
Do you have any comments on the boundaries for new public open space associated with development as shown in maps 4.1-4.3?
Yes.....
No.....
If yes, please provide further information
Insufficient time to comment

Issue 27: Outdoor play and recreational space

Q88 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q89 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Play and recreational space must exist near all major developments. It is important we provide opportunities for team sports, both for fitness and sense of community.

Issue 28: Country Parks and Suitable Alternative Natural Greenspace (SANG) outside of SDLs

Q90 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q91 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Where existing space, established as either formal or informal nature reserve, is lost through development then replacement areas must be provided in addition to SANGs.

Issue 29: Moorings

Q92 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q93 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to comment; the issue is outside Wokingham Town Council's remit.

Issue 30: Green Routes and Green Route Enhancement Areas

Q94 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q95 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to comment.

Q96 Boundaries for the Green Routes and Green Route Enhancement Areas as shown in Maps 4.1-4.3
Do you have any comments on the Boundaries for the Green Routes and Wildlife Corridors?
Yes.....
No.....
If yes, please provide further information
Insufficient time to research and comment, other than that if we are obliged to divide SANGs then green corridors must be of sufficient width to promote movement of wildlife.

Q97 Are there any other parts of the Borough that should be designated as Green Routes or Green Route Enhancement Areas?
Yes.....
No.....
If yes, please provide further information
Insufficient time to research and comment.

Q98 Should boundaries for Wildlife Corridors be identified in the MDD DPD?
Yes.....
No.....

Issue 31: Biodiversity and Geological Sites

Q99 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q100 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to research and comment.

Q101 Are you aware of any geological issues that need to be addressed?
Yes.....
No.....
If yes, please provide further information
Not aware of any.

Issue 32: Burial Grounds

Q102 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q103 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Q104 No sites for burial grounds have been put forward to the Council. Do you know of any sites that could be suitable for burial grounds?
Yes.....
No.....
If yes, please state where and provide details

4.4 Economy (Employment)

Issue 33: Core Employment Areas (CEAs)

Q105 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q106 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
The suggested option is agreed. However, in the defining of core employment areas there should be strict zoning, with approval for residential development within those areas refused.

Q107 Boundaries for the Core Employment Areas (as shown in Maps 5.1-5.8) and for bad neighbour use sites (as shown in Maps 5.10-5.14)

Do you have any comments on the Boundaries for the Core Employment Areas (as shown in Maps 5.1-5.8) and for bad neighbour use sites (as shown in Maps 5.10-5.14)?

Yes.....

No.....

If yes, please provide further information

Insufficient knowledge to answer this.

Q108 Are there any circumstances that could lead to a change in the boundaries of the Core Employment Areas? Such areas could include parts of Molly Millars Industrial Estate and land on the south side of Headley Road, Woodley.

Yes.....

No.....

If yes, please provide further details

Current developments locations and local transport rearrangements could influence accessibility to employment areas.

Q109 Are there any other sites that could be considered for 'bad neighbour' uses?

Yes.....

No.....

If yes, please provide further information

The area south of Buckhurst Nursery to Oakwood.

Issue 34: South of the M4 Science Park

Q110 Which option do you agree with? (please tick one)

Suggested Option.....

Alternative Option.....

Q111 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Insufficient time to comment.

Q112 Boundary for the Science as shown in Maps 5.9

Do you have any comments on the boundary for the Science Park as shown in map 5.9?

Yes.....

No.....

If yes, please provide further information

Insufficient time to comment.

Issue 35: Whiteknights Campus, University of Reading

Q113 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q114 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to comment.

Q115 Does the suggested policy provide a framework for the development of Whiteknights campus? In particular are all the necessary criteria included?
Yes.....
No.....
If no, please provide further information
Insufficient time to comment.

Issue 36: Sites for Business and Industrial Uses within development limits but outside Core Employment Areas

Q116 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q117 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to research and comment.

Q118 Boundaries for Sites for Business and Industrial Uses within development limits the Science as shown in Maps 5.15 to 5.17
Do you have any comments on the boundaries for Sites for Business and Industrial Uses within development limits the Science as shown in Maps 5.15 to 5.17?
Yes.....
No.....
If yes, please provide further information
Insufficient time to research and comment.

Q119 Should those sites listed in Saved WDLP Policy WEM1 (excluding from Toutley Road Depot, Wokingham) be carried forward into the MDD DPD? Are there any other sites that could be considered for limited employment development?
Yes.....
No.....
If yes, please provide further information
Insufficient time to research and comment.

Q120 Are there any other options the Council could consider in encouraging the provision of small or medium enterprises?
 Yes.....
 No.....
If yes, please provide further information
 Affordable rents and rates for SME's. With good accessibility with affordable parking and 'reason to visit'. Mixed environment.
 Encouragement of commercial property developers to provide a range of unit sizes within an area, permitting businesses to up- or down-size as appropriate without moving out of area.
 Please also see our additional comments in Q182.

Other employment matters

Employment Related Training

Q123 Are there particular areas of training which should be considered in the MDD DPD?
 Yes.....
 No.....
If yes, please provide further information
 Local education establishments should provide training for the skills needed within the local job opportunities.

Q124 Are you aware of any sites which may be suitable for training facilities?
 Yes.....
 No.....
If yes, please provide further information
 Insufficient time to comment.

Issue 37: Employment in the Countryside (Including Rural Diversification)

Q121 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q122 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
 Insufficient time to comment.

4.4 Employment (Retail)

Issue 38: Major Town, and Small Town/ District Centre Boundaries and Primary and Secondary Frontages

Q125 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q126 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

The Town needs to blend Primary and Secondary frontages and be sympathetic to mixed business needs.

Q127 Boundaries for major town, and small town/ district centres as shown in maps 6.1-6.9 and 10.1 (Map 10.1 includes the boundary for the service road provision in Wokingham Town Centre)

Do you have any comments on the boundaries for major town, and small town/ district centres as shown in maps 6.1-6.9 and 10.1?

Yes.....
No.....

If yes, please provide further information

Regarding Wokingham Town Centre: Where large retail stores and storage depots, public houses exist within Town boundaries, adequate access for delivery and unloading must be available to avoid obstruction and inconvenience.

Q128 Are there any other areas which should be included or excluded from town/ district centres and retail boundaries?

Yes.....
No.....

If yes, please provide further information

Insufficient time to comment.

Q129 Should the retail and town centre boundaries be the same?

Yes.....
No.....

Retail would be predominantly in the town centre, with convenient access but smaller retail centres should be located near large developments. Purpose to minimise travel costs/pollution/parking.

Q130 Are there any areas which should be included or excluded from primary and secondary frontages?

Yes.....
No.....

If yes, please provide further information

The spread of outlets and hospitality must be well distributed.

Issue 39: Local Centres and Neighbourhood and village shops

Q131 Which option do you agree with? (please tick one)

Suggested Option.....
Alternative Option.....

Q132 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Agree with the suggested option but insufficient time to investigate.

Q133 Boundaries for local centres as shown in maps 6.10-6.26

Do you have any comments on the boundaries for local centres as shown in maps 6.10-6.26?

Yes.....

No.....

If yes, please provide further information

Insufficient time to research and comment.

Q134 Are there any other areas which could be defined as local centres?

Yes.....

No.....

If yes, please provide further information

Insufficient time to research and comment.

Q135 What amenities/services (e.g small supermarket, newsagent, pharmacy) do you feel are most important in a Local Centre?

We consider important amenities/services required are supermarket, newsagent and pharmacy plus fast food, GP surgery and dentist. Where centre serves sufficient numbers of dwellings, to broaden offering to a medical centre.

Q136 What non-retail community facilities and buildings such as schools, community/parish hall, church and church hall, allotment gardens should be used to determine Local Centres?

See our response to Q135, plus: community hall, church, children's playground and petrol station.

Issue 40: Petrol Filling Stations

Q137 Which option do you agree with? (please tick one)

Suggested Option.....

Alternative Option.....

Q138 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Fixed policy not necessary - review each application for suitability.

Issue 41: Garden Centres and other retail units in the countryside

Q139 Which option do you agree with? (please tick one)

Suggested Option.....

Alternative Option.....

Q140 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

We agree with having a policy. This should encourage concentration of facilities close to rural communities to limit travel and encourage community focus.

4.4 Employment (Tourism)

Issue 42: Tourism

Q141 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q142 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Agree with the suggested option.

4.5 Character and Heritage Assets

Issue 43: Heritage Assets

Q143 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q144 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
We agree with the suggested option but propose that an audit of interesting buildings is conducted to ensure listing.

Q145 Boundaries for Areas of Special Character and locally designated Historic Parks and Gardens as shown in maps 7.1-7.3
Do you have any comments on the boundaries for Areas of Special Character and locally designated Historic Parks and Gardens as shown in maps 7.1-7.3?
Yes.....
No.....
if yes, please provide further information
Insufficient time to research and comment.

Q146 Are there any other areas the Council should include in its policy guidance for Heritage Assets?
Yes.....
No.....
If yes, please provide further information
Insufficient time to research and comment.

Issue 44 Archaeology

Q147 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q148 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Q149 Boundaries for Archaeology Potential Sites as shown in maps 7.1-7.3

Do you have any comments on the boundaries for Archaeology Potential Sites as shown in maps 7.1-7.3?

Yes.....

No.....

If yes, please provide further information

Insufficient time to research and comment.

Issue 45: Assets of Local Significance- Amenity Green Space

Q150 Which option do you agree with? (please tick one)

Suggested Option.....

Alternative Option.....

Q151 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

We agree with the suggested option. Maintaining gaps between developments is vital and we must ensure that the erosion of green space within town centres and their immediate areas is arrested.

Issue 46: Public Art, Shopfront Design and Traditional Shopfronts

Q153 Which option do you agree with? (please tick one)

Suggested Option.....

Alternative Option.....

Q154 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Insufficient time to research although need to be sympathetic to the marketing and business needs for modern retail outlets, e.g. signs, windows, access.

4.6 Green Belt

Issue 47: Green Belt boundary, Major Developed Sites in the Green Belt and Development Adjoining the Green Belt

Q155 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q156 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to research and comment.

Q157 Boundary for Major Developed Site in the Green Belt as shown in map 8.2

Do you have any comments on the boundary for the Major Developed Site in the Green Belt as shown in Map 8.2?

Yes.....
No.....

If yes, please provide further information

Insufficient time to comment.

4.7 Landscape

Issue 48: Special Landscape Areas

Q158 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q159 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Preserve existing open spaces and parks.

Q160 Boundary for Special Landscape Areas as shown in maps 9.1-9.3

Do you have any comments on the boundary for Special Landscape Areas as shown in maps 9.1-9.3?

Yes.....
No.....

If yes, please provide further information

Insufficient time to comment.

Issue 49: Sites of Urban Landscape Value

Q161 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q162 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Insufficient time to comment.

Q163 Boundaries for Sites of Urban Landscape Value as shown in maps 9.1-9.3
Do you have any comments on the boundaries for Sites of Urban Landscape Value as shown in maps 9.1-9.3?
Yes.....
No.....
If yes, please provide further information
Insufficient time to comment.

Q164 Are you aware of any sites which you feel need to be removed/ designated as Sites of Urban Landscape Value?
Yes.....
No.....
If yes, please provide further information
Insufficient time to comment.

Issue 50: The Thames Valley

Q165 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q166 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
Agree with the suggested option but no time to make further comment.

Q167 Boundary for the Thames Valley Area as shown in maps 9.1-9.3
Do you have any comments on the boundary for the Thames Valley Areas as shown in maps 9.1-9.3?
Yes.....
No.....
If yes, please find further information
Insufficient time to comment.

Issue 51: Loddon and Blackwater Valley Area

Q169 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q170 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
We agree with the suggested option.

Q171 Boundaries for the Loddon and Blackwater Valley Areas as shown in maps 9.1-9.3
Do you have any comments on the boundaries for the Loddon and Blackwater Valley Areas as shown in maps 9.1-9.3?
Yes.....
No.....
If yes, please provide further information
Insufficient time to comment. However, the area to be conserved should be extended to include the Emm Brook.

Issue 52: Landscaping, trees, hedgerows, woodlands and new development

Q172 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q173 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?
The loophole whereby trees on land controlled by WBC are not afforded TPO protection needs to be plugged. Also, an audit of significant landmark trees, including those on WBC land, should be carried out and made subject to TPO where appropriate.

4.8 Transport and Movement

Issue 53: Strategic Transport Network

Q174 Which option do you agree with? (please tick one)
Suggested Option.....
Alternative Option.....

Q175 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Q176 Proposed areas for safeguarding and protected road lines as shown in map 10.1

Do you have any comments on the proposed areas for safeguarding and protected road lines as shown in map 10.1?

Yes.....

No.....

If yes, please provide further information

Insufficient time to comment but recognise the need to protect those areas already identified.

Issue 54: Public Transport Provision and Improvement
General Questions

Q177 Which option do you agree with? (please tick one)

Suggested Option.....

Alternative Option.....

Q178 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Please also see our additional comments in Q182.

Issue 55: Rights of Way and Footpath and Cycleway Network

Q179 Which option do you agree with? (please tick one)

Suggested Option.....

Alternative Option.....

Q180 If you do not agree with either of the options, please provide an alternative and explain how it is consistent with the Core Strategy?

Please also see our additional comments in Q182.

Appendices 1-9 of the draft Options for the MDD DPD

Q181 Do you have any comments on Appendix 1-9 of the draft Options for the MDD DPD document ?

Please add below and specify the Appendix you are commenting on:
Insufficient time to research and comment adequately.

Q182 Do you have any other comments on the draft Options for the MDD DPD documents - including any of the background papers maps?

Please add below.

Wokingham Town Council broadly agrees with WBC development strategy, where projected housing numbers are no greater than the average of the past 20 years; it notes that control of development will enable developers' contributions to fund infrastructure to a substantially greater degree than has been achieved previously. However, it has concerns on infrastructure and a number of points as contained in the responses above and the text below.

The Core Strategy sets a course to 2026. Though that is 15 years ahead, and it is difficult for any organisation to foresee every eventuality, it is important to try and take a really long term view beyond 2026, especially with regard to road and traffic systems, such that infrastructure decisions we make today do not preclude solutions to the growing problems of our road system later. Examples would be:

The possible pedestrianisation of Denmark Street: should we resurrect the idea of an IDR, if only partial, through the town car parks to the south of London Road, Peach Street and Denmark Street?

In his report on the Core Strategy, the Inspector noted: "The existing level crossing by the station is an acknowledged constraint that would be extremely difficult and expensive to improve" – so, should we consider a South-Western Relief Road, for example roughly along the line of Smith's Walk?

We need to go beyond the Core Strategy and 2026, asking ourselves "What do we want for Wokingham 25 years or more from now?" This applies not only to roads and Infrastructure but to all of our strategic thinking on development.

THE TOWN CENTRE & ROAD INFRASTRUCTURE

A town centre is usually a focal point of local services, retail activity and administrative functions (eg. council, post office, police, banks etc) and possibly residential development, plus some open space such as a park/square. All of these activities require a mix of easy and safe movement for people, accessible and affordable car parking, a concentration of public transport services (buses and trains), a mix of appropriate retail outlets, catering and leisure and hospitality facilities, and if possible a pleasant appearance in terms of buildings and layout.

Most of these requirements may be met by sensible determination of needs and good planning. Not all may be affordable, and society's needs may change over a period of time. However, by good judgement and management (and with sufficient funding) a suitable and fair solution may be found.

There are still serious concerns about housing numbers in and around Wokingham, and the related infrastructure to support that growth rate. Such infrastructure needs to coincide with the development growth, not follow on several years later. A similar concern involves the road infrastructure to handle and distribute traffic within and around

the Wokingham town area.

Traffic routes should avoid the need for motorists, buses and delivery vehicles to have to travel all around a large part of the town just to get to another very local area – just because it is made one way or because roads have been blocked off etc. Extra and time consuming travel also causes more cost and more pollution. Easy access for lorries to proper delivery points is equally important.

Additional thought should be given to avoiding the blocking off or the removal of potential future traffic routes that may be needed beyond the 2026 Core Strategy. It should not be impossible, even now, to identify those areas where major traffic blockages could be eased by some transport project (road or bridge or over-underpass or rerouting or IDR etc). It is much more difficult, if not impossible, to undo a recently built development project than it is to retain some open space for such long term future use.

Pedestrianisation can have a major impact on access routes and traffic congestion, as well as on local trade. This would also have an impact upon the options and exact route of any IDR/relief road.

Total pedestrianisation in the town centre or of significant roads leading off it is undesirable. This is because it can kill off prospective trade that might have been generated by passing motorists (very important if an area has a range of specialist independent shops – they will not usually be well known high street names so they need to be seen), and evenings can also become less appealing to visitors due to a quiet “abandoned” town centre, also because groups of youths can gather without fear of being seen or interrupted by passing or observant motorists (eg vandalism or crime), and for several other reasons. However, it may be appropriate to pedestrianise a small part of a centre for a few hours at certain times – eg. market days, holidays or festival events, public displays etc.

The Wokingham Station level crossing barrier is another area of potential problem since it cuts a main north/south route in two, and for a large percentage of the working day. The station building itself will be moving further up the railway line for a short distance but the barrier problem remains and will continue to be a bottleneck, even after 2026. Long term planning for alternative routes?

The recent town regeneration exhibitions and meetings show that entry from the north/east of town places motorists and bus passengers in Broad St, at the top of the hills (being Denmark St and Station Rd), while those coming from the south or by train arrive at the bottom of the hills (same 2 roads). This means that to go from one part of the town centre (a large retail store in Elms Rd or the independents at Market/Peach Place) requires pedestrians to do a bit of moderate to steep hill walking up & down one of those 2 roads to get to the second town centre location. This is not an easy option for the elderly or the disabled – especially with shopping. The newly revised Elms Rd north-south route is equally hilly.

Motorists from the north/east wanting to go south (eg, to Tesco or eventually to the new Elms store) can currently go down Denmark St, but pedestrianising Denmark St would make it much longer and require passing down Station Rd and the rail barrier problem, which blocks most motorists, whether crossing or turning left. A local small IDR could reduce that problem, or just leave Denmark St as it is.

Motorists from the south wanting to go north or to the off-Peach St car parks will have to negotiate the delays cause by the railway barrier at the station and then drive all around the town (Rectory Rd etc) to get to the northern area car park. This is what happens now unless they can enter Denmark St and use Langborough Rd but that is not a good route for traffic flow. Again a local IDR could help here.

Overall, pedestrianising Denmark St could make it worse for motorists and some pedestrians.

PUBLIC TRANSPORT & CYCLES

It is a long term (and govt) objective in most parts of the country to reduce pollution, including vehicle emissions. It is also necessary, when building major new housing (and employment opportunities), to enable flexible, convenient and low polluting travel options. Good public transport can assist this.

Public transport (buses and trains) need to provide sufficient routes and frequency (and affordable fares) to meet the needs of a growing and mixed-age population, especially when the local housing density is also expanding. Could local buses have a bus stop at the train station forecourt?

The absence of a suitable bus service can effectively force many people into using their cars for various purposes. For example; children going to school, teenagers and mature students going to colleges (including evening college), visiting hospitals and doctors surgeries, shopping trips, socialising and eating out, holidays, public service work-schedules, general employment etc. And some of these routes might need to provide earlier and later times of operation to cover unsocial working hours etc. Buses which stop at 8pm will not aid restaurants and pubs trade, Buses (not needing railway lines!) will usually operate both a wider area more flexible route.

Cycles can be encouraged and promoted as a healthy option, and are probably ok for some school children/students, but they can be easily involved in traffic incidents unless sufficient cycle lanes are available. Adequate provision should be made for this.

However, cycling along a lonely unlit country lane in winter is not a good option, especially in poor weather. In addition, teachers and some other professionals often need to carry bulky items of work and to wear a suit/dress – so cycles may not always be an easy option. Public transport is often the answer – and it needs to be effective.

VEHICLES

All vehicles need suitable roads to use, and those roads need to cope with the type and level of vehicles in the area and the purpose of the trips.

Cars may be visiting for shopping or some other activity that needs the car to be parked for a short to medium term – suitable and affordable and some free parking is desirable (especially for shoppers, they bring income to town). Visiting legal offices or dentists may take more than 30 minutes or one hour so parking should be available for up to 2 hours in the centre of town. Town based workers can be expected to walk further to local car parks and they should be well maintained and illuminated car parks with season ticketing or banded pricing for up to a whole days parking.

Motorcycles treat similarly to cars, but with greater parking capacity due to the smaller vehicle size.

Cycles/pushbikes may become more commonplace but some improvements are needed to encourage cyclists. Cycle lanes should be provided and marking more consistent across a larger area; better cycle parking space is needed ideally with some decent security options (payable but manned bike-park?); possibility of establishing a Boris-bike hiring system just outside the town?.

Buses need wide roads or an indented bay to avoid blocking traffic when at bus stops. They also need a wide space when turning corners, especially in the town centre – but Rose St from broad st should continue. A robust Wokingham and surrounding area map should be displayed at Broad Street showing all the local bus routes and place names visited and a timetable or frequency of route indicated, also showing which bus stop to

use for which route. A local area map is also useful here.

Lorries from elsewhere, going somewhere other than Wokingham town centre, should not be coming through town at all. Where delivery and storage functions are being performed in the centre then all vehicles should observe the rules and not block the traffic flow by stopping in ordinary roads (eg. at pubs or large stores or restaurants). This rule should be enforced now and in the future. Out of hrs delivery is useful, but it may be difficult to enforce out of hours deliveries when dealing with small businesses and the noise of a midnight delivery may also upset local residents who are sleeping!

Road surfaces need to be kept in good condition but maintenance can also cause traffic delays. Consider the use of better materials and higher standards to minimise the frequency of repairs.

RESIDENTIAL ROADS AND STREET ILLUMINATION

Within most towns street lighting is provided in all main centres and in most residential roads. It is assumed that Wokingham town centre streets and alleys will remain illuminated every dark evening.

Street lighting is important in maintaining the security and comfort of residents and visitors. It may be reduced (for cost and environmental reasons) by having just a few less lamp-posts, or being slightly further apart, or by using slightly lower wattage lighting, but they should not be turned off at night. A lamp-post provides illumination and the dark night requires illumination – turning illumination off when it is dark is clearly foolish.

People often choose to live in an urban area rather than a dark lonely countryside because they want the trappings of a normal town – street lights support that aim.

Many people would not want their wives and daughters (and maybe not even their sons and brothers) walking around in the dark when living in a town. Crimes such as burglary and mugging can also become easier in a dark area, and with no option of recognising the attacker.

It may be possible to save energy and cost by requesting some town centre outlets to reduce their illumination/wattage in window displays or turn them off after midnight, but only as long as there is street lighting still on. This could also apply to many unoccupied offices in winter nights.

Regarding road structure; speed humps should be avoided, since they are not only expensive to construct, but they can cause damage to some (low chassis) vehicles, and delay emergency vehicles, and even cause pain and injury to passengers in some other vehicles (ambulances and the disabled in ordinary cars/taxis). Racing type chicanes in residential roads should also be avoided because they remove valuable parking space outside residential homes and maybe access to existing drives and cause parking disputes further down the road. From observation, they are often used as a challenge to motor cyclists and “boy racers”.

Wherever possible, adequate off-road (on-drive) parking should be the aim of residential premises.

RETAIL

Retail may refer to a variety of sales outlets – clothes, food, publishing, communications/phones, restaurants/pubs, sports products, cards/gifts, supermarkets, dept stores, specialist independents etc. They all involve a shop style frontage and they all benefit from customers being in the area for other purposes (including other shops) – this passing business is commonly known as “Footfall”.

Shopping for weekly food at a supermarket is very different to doing other shopping such as buying a wedding present or a party dress and shoes or using a specialist

independent. So, a supermarket may not be compatible with or benefit a local independent shop. This is especially true when supermarkets now sell almost everything and at a very cost effective price level. They are almost incompatible. But a mixed retail environment is still desirable in order to attract customers generally.

However, a supermarket at one end of town and independents at the other is not a useful mix. A supermarket can survive on its own but small independents may well need a selection of other stores adjacent to them. Mixing estate agents and building societies with fast moving retail is not good – there should not be a string of low activity premises separating busy shops. Thus, effective planning is required to avoid a bad mix of outlet types and locations. Food and shopping does mix well.

All businesses are currently in need of customers and money to survive and a good marketing presence is one of the essential factors. This marketing may include the need to display shop signs (including illuminated signs) so the council must consider the need of the business in order to attract the business itself as well as the eventual end customer. No shop means no customers! Why would any shop owner consider coming to our town to trade and be satisfied to try and survive in a darkened town environment because “illuminated signs are too garish”. Lights can be tasteful and can fit in an area of stylish buildings – it is a question of blending not banning. A similar comment can prevail for non-illuminated signs – if a trader chooses to come here we should not be dissuading him.

We are not currently aware of an urgent need to extend opening hours of many shops or trading outlets, but if in future a need arose, we should be prepared to discuss it without prejudice.

ENVIRONMENTAL ISSUES

We are all required to meet govt rules on numerous environmental factors. These can range from protecting bats in lofts and rerouting roads to accommodate nesting badgers, plus all construction and energy systems and vehicles having to limit CO2 output and saving water etc.

These are admirable and many are necessary but they cost a lot of money, and more regulation (especially if voluntary) will cost even more money – as well as possibly delaying some projects.

We obviously advocate observing all necessary legislation on environmental and related issues but would not suggest adding many others if they are optional, or if they cost a great deal more money to implement or will slow down any of the planned improvements.

FLOOD PLAINS (ENVIRONMENT & CONSTRUCTION)

Building on flood plains or immediately adjacent to flood plain is foolish and harmful, since it diverts (displaces) the flood water into other nearby areas perhaps not previously affected by floods. This is costly and very inconvenient to residents and traffic and is expensive.

However, it may be possible to construct on them if a suitable technique can be used at moderate cost to reduce the impact of flooding. In some countries we believe this can involve building homes and offices on “latticed” concrete stilts, such that if flooding occurs it goes beneath the building and passes through the lattice stilts. Thus it does not need to enter the home or office and avoids costly insurance claims, and the water does not have to be diverted by virtue of a solid concrete block into neighbouring areas. Can we consider this approach here?

GYPSY AND TRAVELLERS SITES AND CARAVANS

Historically and nationwide, these issues have often been very sensitive. The council must conform to govt legislation but the location of sites is a significant aspect, so care and consideration is needed.

Your details

Q183 What do you consider your ethnic background to be? (This question is optional)

- White - British*.....
- White - Irish*.....
- White - Any other background (please state below)*
- Mixed - White and Black Caribbean*
- Mixed - White and Black African*
- Mixed - White and Black Asian*.....
- Mixed - Any other Mixed background (please state below)*.....
- Asian or British - Indian*.....
- Asian or British - Pakistani*
- Asian or British - Bangladeshi*
- Any other Asian or Asian British background (please state below)*
- Black or Black British - Caribbean*
- Black or Black British - African*
- Any other Black or Black British background (Please state below)*
- Chinese*
- Other*.....
- Prefer not to answer*
- Please state other or other Mixed background*

Thank you for taking the time to complete this consultation